

## दिल्ली विकास प्राधिकरण

मुख्या योजना विभाग

छंठी मंजिल, विकास मीनार

आई. पी. एस्टेट, नई दिल्ली - ११०००२

फ. नो. : 011-23370507

ई. फाइल . PLG/MP/0553/2022/F-1/ 170

दिनांक: 14.11.2022

### बैठक का कार्य-वृत्त

**विषय:** Minutes of the 8<sup>th</sup> Technical Committee Meeting of DDA for the year 2022 held on 09.11.2022.

The 8th Technical Committee Meeting of DDA for the year 2022 held on **09.11.2022 (Wednesday) at 04:30 P.M.** under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi - 110023. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

शिखा भागवत  
14/11/2022  
(शिखा भागवत)

निदेशक (योजना), मुख्या योजना

#### To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.) - I
7. Commissioner (Plg.) - II
8. Chief Planner, TCPO
9. Chief Architect, HUPW, DDA
10. Chief Architect, NDMC
11. Chief Engineer (Property development), DMRC
12. Chief Engineer (Elect.), DDA
13. Addl. Commr. (Plg.)-I / III, DDA
14. Addl. Commr. (Plg.)-II, DDA
15. Addl. Commr. (Plg.), Zone A, B and C, DDA
16. Addl. Commr. (Plg.)-IV, DDA
17. Addl. Commr. (Landscape), DDA
18. Secretary, DUAC
19. Chief Town Planner, Municipal Corporation of Delhi
20. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
21. Dy. Commr. of Police (Traffic), Delhi
22. Land & Development Officer, (L&DO)
23. Director, Fire Service, GNCTD

#### Copy for information to:

1. Commissioner, PM - UDAY Cell, DDA
2. Additional Chief Architect, V.C. Office, DDA
3. Dy. Chief Legal Advisor - III, DDA
4. Representative from Power Grid Corporation of India Ltd.
5. Representative from CRPF campus, Bawana, Delhi
6. Representative from IGL

### **Item No. 33/2022**

**Confirmation of the Minutes of 7<sup>th</sup> Technical Committee meeting held on 29.09.2022.**

**PLG/MP/0536/2022/F-1/-O/o DY DIRECTOR (PLG)MP AND DC**

The minutes of the 7<sup>th</sup> Technical Committee held on 29.09.2022 were confirmed as circulated along with the following observations w.r.t. Item no. 30/2022 and Item No. 32/2022:

**i. Item No. 30/2022:**

In the minutes w.r.t. Item No. 30/2022, inadvertently "*Dr. Ram Manohar Lal Hospital*" has been mentioned and the same may be read as "*Dr. Ram Manohar Lohia Hospital*"

**ii. Item No 32/2022:**

As per minutes w.r.t. Item No 32/2022, NBCC was asked to give detailed percentages of the permitted Ground Coverage vis-à-vis the relaxation sought. The same were received from NBCC vide their letter no. NBCC/CGM/DDA/BVP/2022/447 dated 22.10.2022 and to be annexed with the approved agenda.

### **Item No. 34/2022**

**Proposed Change of Land Use (CLU) for an area measuring 7,847.97 Sq. m. (1.94 acres) approx.. from "Public & Semi-Public" to "Recreational" in lieu of CLU proposal of 1.94 acres of land allotted to Ministry of Home Affairs for construction of Transit Camp for CRPF in the vicinity of New Delhi Railway Station, New Delhi.**

**PLG/MP/0046/2022/F-20/-O/o DY DIRECTOR (PLG)MP AND DC**

The agenda was presented by Addl. Commissioner (Plg) - II. After detailed deliberations, the agenda item was approved for processing of the Change of Land Use under Section 11A of DD Act, 1957.

### **Item No. 35/2022**

**Regarding NOC for Construction of Proposed 400 KV Maharani Bagh - Narela Transmission Line and Extension of Loop-in Loop-out (LILO) Section from Maharani Bagh upto Narela Substation concerning DDA land in Narela Sub-city (Zone P-I).**

**PLG/NP/0001/2021/F6/-O/o ADDL. COMMR(PLG-PROJ MPMR)**

The agenda was presented by Addl. Commissioner (Plg) - II. After detailed deliberations, the proposal contained in the agenda was deferred.

### **Item No. 36/2022**

**Proposal for Rejection of Planning Permission for CNG Station on Private Land Khasra No. 63/10 & 63/11, Village Mitraon, Delhi.**

**PLG/LP/0011/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)**

*5/10*

The agenda was presented by Addl. Commissioner (Plg) - IV. After detailed deliberations, the proposal contained in the agenda w.r.t. rejection of Planning Permission for CNG Station on Private Land was approved.

**Item No. 37/2022**

**Proposal for rejection of planning permission for CNG station on Private Land Kharsa no. 158/20, Village Bawana, main Khanjawala - Bawana road, New Delhi. PLG/LP/0001/2022/N/FSTN-AD(PLG- LP/ZONE N)**

The agenda was presented by Addl. Commissioner (Plg) - IV. After detailed deliberations, the proposal contained in the agenda w.r.t. rejection of Planning Permission for CNG Station on Private Land was approved.

**Item No. 38/2022**

**Standard Operating Procedure (SOP) and Application Format for processing the approval of Layout Plans in Unauthorised Colonies under Development Control Norms for Unauthorised Colonies notified vide S.O. No. 1014(E) dated 08.03.2022 PLG/MP/0328/2022/F-22/-O/o DIRECTOR (PLG)UC AND ZONE J**

The agenda was presented by Director (Plg) Zone J. After detailed deliberations, the following was decided:

- (a) As the registration of the land / properties is based only on Conveyance Deed & Authorization Slip issued by PM-UDAY or Registered Sale deeds; GPA, ATS & any other documents may not be accepted as proof of ownership of land.
- (b) Considering the Unauthorised Colonies (UCs) as a special case, the Central Government has already notified the development control norms for improvement in the built environment of the existing UCs in supersession of the earlier applicable norms in the area. Therefore, any modification in MPD as per proposal contained in Para 3.3. is not required.
- (c) As per MPD-2021, the terms Ridge / Regional Park are co-terminus and under Para 9.2.2. of Chapter 9 in MPD-2021 it is stipulated that "*Till the exact boundaries are identified by the Forest Department, the boundary indicated in the Master Plan for Delhi (land use plan) as Regional Park shall continue.*" Hence, it will not be appropriate to consider the UCs falling under Regional Park use for regularisation / regeneration. Policy decision in respect of UCs falling in Regional Park boundaries shall be taken separately.

Accordingly, the proposal contained in Para 3.1 & 3.2 of the agenda was approved with the following recommendations:

- i. GPA and ATS not to be treated as valid ownership documents for processing of applications.
- ii. Observations of MCD shall be considered and incorporated appropriately in the 'Standard Operating Procedure (SOP) and Application Format', after receipt of the same.

*SS*

- iii. As on date, the UCs falling under 'Regional Park' land use shall not be considered for approval under the scheme.

**Item No. 39/2022**

**Regarding "Nav Bharat Udyan – a part of AMRUT Bio-diversity Park" project at village Indraprasth near Pragati Maidan, New Delhi. Declaration of the area of the 'Nav Bharat Udyan; project falling outside the 1 in 25 flood plains.**

**PLG/MP/0069/2022/-O/o DY DIRECTOR (PLG)MP AND DC**

The agenda along with the Traffic Impact Assessment (TIA) was presented by representative of CPWD. It was informed by Additional Commissioner (Plg) - I that the current agenda is in response to the observations of the Technical Committee meeting held on 04.04.2022 in which the following was desired:

- i. Traffic Study / Traffic Impact Assessment needs to be done for the project.
- ii. NOC from I & FC Department is required that the area of the project is falling outside the 1:25 flood plains.
- iii. Approval of the Iconic Structure as National Memorial is required from the Ministry / concerned agency as per Master Plan for Delhi provisions.
- iv. All the details of the Iconic Structure (National Memorial) to be provided for determining the Development Control Norms for National Memorial and approval under Sub-clause 8(3) of Chapter 17 of MPD – 2021.

Accordingly, the detailed drawings indicating the area falling outside 1:25 flood plains have been submitted for information. It was reiterated that the proposal already has the requisite clearance from the Yamuna Standing Committee, which is a nodal agency for clearing all such projects falling in the Zone O of Master Plan for Delhi.

After detailed deliberations, the agenda item was approved with the following recommendations:

- i. The proposal w.r.t. pedestrian plaza, entry / exits, FOB, etc in the TIA study needs to be re-looked in order to avoid any development on ROW and minimize the conflict between the pedestrian and vehicular movement. Universal Accessibility and barrier free movement to be ensured from all the intersecting / approach roads.
- ii. Revised plan of 1 in 25 flood plain be submitted by DDA to NGT.

The meeting ended with the vote of thanks to the chair.



## **ANNEXURE-I**

**List of participants of 8<sup>th</sup> Technical Committee meeting for the year 2022 - 09.11.2022**

### **DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Commissioner, PM - UDAY Cell
6. Chief Architect, HUPW, DDA
7. Addl. Commr. (Plg.)-I / III, DDA
8. Addl. Commr. (Plg.)-II, DDA
9. Addl. Commr. (Plg.)-IV, DDA
10. Addl. Chief Architect, VC Office
11. Director (Plg), Zone J & UC / UTTIPEC
12. Director (Plg), Master Plan
13. Director(Plg), Zone E
14. Dy. Director (Plg), Zone K-I & L
15. Dy. Director (Plg), Narela Project
16. Dy. Director (Plg), Zone J & UC / UTTIPEC
17. Assistant Director (Plg), MP
18. Assistant Director (Plg), Zone E
19. Assistant Director (Plg), Zone O
20. Assistant Director (Plg), Narela Project
21. Assistant Director (Plg), Zone J & UC / UTTIPEC

**Representatives of the following Organizations has also attended the meeting:**

1. MCD
2. TCPO
3. L&DO
4. DUAC
5. CPWD
6. Delhi Fire Service
7. Traffic Police
8. CRPF
9. Power Grid Corporation of India Ltd.
10. IGL



**दिल्ली विकास प्राधिकरण**  
**मुख्या योजना विभाग**  
**छठी मंजिल, विकास मीनार**  
**आई. पी. एस्टेट, नई दिल्ली - ११०००२**  
**फ. नो. : 23370507**

**ई. फाइल . - PLG/MP/0553/2022/F-1/165**

**दिनांक: 07.11.2022**

**बैठक सूचना**

The 8<sup>th</sup> Technical Committee Meeting of DDA for the year 2022 which was earlier scheduled to be held on 04.11.2022 (Friday) at 03: 00 P.M. has now been re-scheduled to be held on **09.11.2022 (Wednesday) at 04:30 P.M.** under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan, I.N.A., New Delhi - 110023.

It is requested to make it convenient to attend the meeting.

शिखा भार्गव  
(शिखा भार्गव) 07/11/2022

**निदेशक (योजना), मुख्या योजना**

**To:**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.) - I
7. Commissioner (Plg.) - II
8. Chief Planner, TCPO
9. Chief Architect, HUPW, DDA
10. Chief Architect, NDMC
11. Chief Engineer (Property Development), DMRC
12. Chief Engineer (Elect.), DDA
13. Addl. Commr. (Plg.)-I / III, DDA
14. Addl. Commr. (Plg.)-II, DDA
15. Addl. Commr. (Plg.), Zone A, B and C, DDA
16. Addl. Commr. (Plg.)-IV, DDA
17. Addl. Commr. (Landscape), DDA
18. Secretary, DUAC
19. Chief Town Planner, MCD
20. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
21. Dy. Commr. of Police (Traffic), Delhi
22. Land & Development Officer, (L&DO)
23. Director, Fire Service, GNCTD

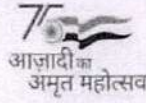
**Special Invitees:**

1. Commissioner, PM - UDAY Cell, DDA
2. Additional Chief Architect, V.C. Office, DDA
3. Dy. Chief Legal Advisor - III, DDA
4. Representative from Power Grid Corporation of India Ltd.
5. Representative from CRPF campus, Bawana, Delhi
6. Representative from IGL

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दिल्ली विकास प्राधिकरण  
मुख्या योजना विभाग  
छठी मंजिल, विकास मीनार  
आई. पी. एस्टेट, नई दिल्ली - ११०००२  
फ. नो. : 011-23370507

ई. फाइल . PLG/MP/0536/2022/F-1/161

दिनांक: 18.10.2022

### बैठक का कार्य-वृत्त

**विषय: Minutes of the 7<sup>th</sup> Technical Committee Meeting of DDA for the year 2022 held on 29.09.2022.**

The 7<sup>th</sup> Technical Committee Meeting of DDA for the year 2022 held under the Chairmanship of Vice Chairman, DDA on 29.09.2022 (Thursday) at 12:30 P.M. in Conference Hall, 5<sup>th</sup> Floor, Vikas Minar, New Delhi - 110002. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

शिखा भागवत  
18/10/2022  
(शिखा भागवत)

निदेशक (योजना), मुख्या योजना

**To:**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.) - I
7. Commissioner (Plg.) - II
8. Chief Planner, TCPO
9. Chief Architect, HUPW, DDA
10. Chief Architect, NDMC
11. Chief Engineer (Property development), DMRC
12. Chief Engineer (Elect.), DDA
13. Addl. Commr. (Plg.)-II, DDA
14. Addl. Commr. (Plg.)-III, DDA
15. Addl. Commr. (Plg.)-IV, DDA
16. Addl. Commr. (Landscape), DDA
17. Secretary, DUAC
18. Chief Town Planner, Municipal Corporation of Delhi
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy. Commr. of Police (Traffic), Delhi
21. Land & Development Officer, (L&DO)
22. Director, Fire Service, GNCTD

**Copy for information to:**

1. Additional Chief Architect, V.C. Office, DDA
2. Representative of Ministry of Health and Family Welfare, GoI
3. Representative of Dr. Ram Manohar Lohia Hospital, New Delhi
4. Representative of NBCC

**Item No. 29/2022****Confirmation of the Minutes of 6<sup>th</sup> Technical Committee meeting held on 27.07.2022  
PLG/MP/0492/2022/F-1**

It was informed by Additional Commissioner (Plg) – I that a request for amendments in the minutes related to Item No. 28/2022, proposed clarification in respect of "Regulations for enabling planned development of privately owned land," has been received from the Rohini unit of Planning Department of DDA. It was also informed that comments of Town Planning Department, MCD on the agenda Item No. 28/2022 were received vide letter dated 01.09.2022 and para wise justification has been provided in the said clarifications. The observations are reiterated below:

*This is in reference to the minutes of the 6<sup>th</sup> Technical Committee meeting of DDA held on 27/07/2022 with reference to Item No. 28/2022 - proposed clarifications in respect of "Regulations for enabling planned development of privately owned land." As per the minutes, the following is recorded:*

*"The agenda was presented by Addl. Commissioner (Plg.) – II. After detailed deliberations, the proposal contained in Para 3.0 of the agenda was approved with the following modification in Para 3.2 which may now be read as under:*

*As specified in Clause 4.2 of the regulations, master planning, i.e., preparation layout plans and external development shall be taken up by DDA in development area and ULBs in non-development area. The cases forwarded by ULB to DDA for modifications in the Layout Plans shall be placed in the Screening Committee/ Technical Committee as per the earlier adopted procedure and forwarded to ULBs for further action at their end to modify the LOP as per the statutory procedure. This procedure shall be continued till the reply/ clarifications sought from the Ministry on the Clause 4.2 of the regulations is received in DDA."*

*The decision of the Technical Committee may be reviewed as it seems to be in contradiction to the provisions of Clause 4.2 of the regulations, i.e., DDA (in the 'development area')/ ULB (in the 'non-development area') shall take up the master planning for external development of the plots i.e. road and linkages required for provision of infrastructure and services (subject to payment of applicable external development charges by the land owner).*

*In view of the above, it is requested that the minutes of Technical Committee with respect to Item No. 28/2022 be amended considering that DDA is awaiting reply/ instructions from the Ministry on its letter dated 02/06/2022. The minutes may be amended as under:-*

*"As specified in Clause 4.2 of the regulations, i.e., DDA (in the 'development area')/ ULB (in the 'non-development area') shall take up the master planning for external development of the plots i.e. road and linkages required for provision of infrastructure and services (subject to payment of applicable external development charges by the land owner). However, landuse clarification, if any and if required by MCD may be provided by DDA"*

In view of above, the following was discussed:

1. It was discussed that pending clarifications sought from the Ministry of Housing and Urban Affairs on the clause 4.2 of the regulations, the cases related to Private Land Policy shall be processed by the concerned local bodies under whose jurisdiction the area falls.

2. The representatives of the ULBs stated that the cases under Private Land Policy have been forwarded to DDA as per the Standard Operating Procedure and guidelines issued by DDA itself and there could be further delay due to this stand by DDA at this stage. It was also mentioned that the ULBs has not objected to the minutes and have only conveyed their observations for clarity.
3. It was informed that the Agenda item which was put forth vide item no. 28/2022 had taken cognizance of the Standard Operating Procedure and guidelines and the agenda proposal had already superseded the said SOPs and guidelines. Accordingly, the Regulations have to be adhered to in toto. Any interpretation leading to modification of the Regulations may be placed as a separate agenda item for consideration of the Authority & ministry of Housing & Urban Affairs.

In view of the above and the request received from the Planning Department, DDA, earlier minutes regarding this Item No. 28/2022 stands modified and the minutes may kindly be read as follows:

*"As specified in Clause 4.2 of the regulations, i.e., DDA (in the 'development area')/ ULB (in the 'non-development area') shall take up the master planning for external development of the plots i.e. road and linkages required for provision of infrastructure and services (subject to payment of applicable external development charges by the land owner). Accordingly, proposal for incorporation of Private Land in LOP may be taken by respective agencies. However, landuse clarification, if any and if required by MCD may be provided by DDA"*

The minutes were accordingly confirmed incorporating the above observations.

#### **Item No. 30/2022**

**Proposed change of land use of three Plots (Plot A, B & C) area measuring 12183.57sq.m. (3.01 Acre), 8134.18 sqm. (2.01 Acre) and 3601.70 sqm. (0.89 acre) respectively, allotted to Ministry of Health & Family Welfare (MoH&FW) / Dr. RML Hospital located adjacent to Dr. RML Hospital, New Delhi.**

**PLG/MP/0025/2021/F-20/-AD(PLG-ZONE D)**

The revised agenda note forwarding the request of Dr. Ram Manohar Lal Hospital was presented by Director (Plg) Zone – D and the representative of Dr. Ram Manohar Lal Hospital. After detailed deliberations, the agenda item only in respect of Change of Land Use was approved and recommended for further processing under Section 11A of DD Act, 1957. The final Change of Land Use will be processed only after all the statutory clearances have been sought.

#### **Item No. 31/2022**

- a) **Permission for additional activities on 2 Acres of land in "Residential Use Zone" already allotted to National Law University (NLU), Delhi under Sub/Clause 8(2) of MPD-2021.**
- b) **NOC/Permission to Construct Skywalk over Master Plan Green in Sector-14 (Dwarka) to connect existing campus and new campus of National Law University, Delhi.LS/PROJ/0013/2021/DWK/-AD (Landscape) - West-Dwarka-Part(1)**

**PLG/DWK/0015/2022/SEC/-O/o DY DIRECTOR (PLG)DWARKA**

The agenda was presented by Addl. Commissioner (Plg) - II. After detailed deliberations, it was decided that for Part (a) of the agenda, consultant to make the presentation for the proposal to be considered under Sub Clause 8(2) as per MPD-2021. The part (b) of the agenda does not come under

the purview of the Technical Committee as the same is to be taken up separately being an administrative issue.

**Item No. 32/2022**

**Permission for relaxation in Ground Coverage of Ancillary Buildings proposed at Bharat Vandana Park, Sector – 20, Dwarka.**

**LS/PROJ/0013/2021/DWK/-AD (Landscape)-West-Dwarka-Part(1)**

The agenda was presented by Addl. Commissioner (Landscape). The representative of NBCC clarified that the Ancillary Buildings such as Public Plazas, toilets, etc. have been provided for the general public as utilities and much needed facilities. Even though the ancillary buildings are free of FAR, the same account towards Ground Coverage, necessitating the approval of Technical Committee to facilitate the same. The NBCC was asked to give detailed percentages of the permitted Ground Coverage vis-à-vis the relaxation sought. The calculations need to be annexed to the said agenda. The agenda was approved with the above deliberations.



The meeting ended with the vote of thanks to the chair.

**ANNEXURE-I****List of participants of 7<sup>th</sup> Technical Committee meeting for the year 2022 - 29.09.2022****DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Chief Architect, HUPW, DDA
6. Addl. Commissioner (Plg.) -I
7. Addl. Commissioner (Plg.)-II
8. Addl. Chief Architect, VC Office
9. Addl. Commr. (Landscape), DDA
10. Director(Plg), Dwarka
11. Director (Plg), UTTIPEC
12. Director (Plg), Master Plan
13. Director(Plg), Zone D
14. Dy. Director(Plg), Zone D
15. Dy. Director (Landscape)

**Representatives of the following Organizations has also attended the meeting:**

1. Ministry of Health and Family Welfare
2. Chief Town Planner, MCD
3. Sr. Town Planner, MCD
4. TCPO
5. L&DO
6. DUAC
7. CPWD
8. Delhi Fire Service
9. Traffic Police
10. NBCC
11. RML

[Agenda for Technical Committee]

ITEM NO. \_\_\_\_:2022

**SUB:** Proposed Change of Land Use (CLU) for an area measuring 7,847.97 Sq.m. (1.94 acres) approx. from "Public & Semi-Public" to "Recreational" in lieu of CLU proposal of 1.94 acres of land allotted to Ministry of Home Affairs for construction of Transit Camp for CRPF in the vicinity of New Delhi Railway Station, New Delhi.

[File No.: PLG/MP/0046/2021/F-20/-O/o DY DIRECTOR (PLG) MP AND DC]

**1.0 BACKGROUND**

- 1.1 The request of CRPF vide letters dated 26.05.2017 & 25.05.2017 for Change of Land Use of an area measuring 1.94 acre (7850.90 Sq.m.) from 'Recreational (District Park)' to 'Public & Semi –Public Facilities (Police Camp)' was processed by Planning Zone-D, DDA and approved by Authority in its meeting held on 13.07.2021 vide item no. 62/2021.
- 1.2 Further, the said proposal for CLU was considered by the Authority in its meeting held on 14.09.2021 vide item no. 79/2021 and a letter dated 24.09.2021 was sent to MoHUA for issuance of final notification. In response, MoHUA vide letter dated 01.10.2021 has directed to provide compensatory "Recreational / Green" area whose Change of Land Use is to be processed and notified along with the main Change of Land Use (i.e., from 'Recreational (District Park)' to 'Public & Semi-Public Facilities) at the same time.
- 1.3 A letter dated 14.10.2021 was sent by Director (Plg.), Zone-D, DDA to CRPF. In response CRPF vide letter dated 21.07.2022 had informed Director (Plg.), Zone- D, DDA that they have identified 2 acres of land at southwest corner of the CRPF campus at Bawana for declaration as "Recreational / Green" as compensatory to 1.94 acres of land at New Delhi Railway Station.
- 1.4 Currently, Commandant- 55 Bn, CRPF vide letters dated 28.02.2022, 25.03.2022 and 07.04.2022 requested for Change of Land Use of an area measuring 2 acres out of the total land at CRPF campus at Bawana.

**2.0 EXAMINATION**

- 2.1 A Joint Site Inspection was held on 21.09.2022 with the representatives from Central Reserve Police Force (CRPF), Central Public Works Department (CPWD), Engineering Department, Land Management Department and Planning Department of DDA with respect to the CRPF proposal regarding Change of Land Use of land measuring 7,847.97 Sq.m. (1.94 acres) from Public & Semi-Public to Recreational in lieu of CLU proposal of 1.94 acres of

land allotted to Ministry of Home Affairs for construction of Transit Camp for CRPF in the vicinity of New Delhi Railway Station.

- 2.2 As per the Layout Plan titled "CRPF Campus Bawana (Phase 1) 171 Family quarters and 180-Men barracks" prepared by CPWD, some portion of land is shown as "Area of CRPF for which Land Use has not been changed". The land under reference proposed for Change of Land Use is part of that area.
- 2.3 Vide letter dated 01.11.2022, CPWD informed that as per the approved Layout Plan, for FAR calculation of the proposed construction works only 97 acres of land (for which Change of Land Use has been done by DDA) out of 106 acres is utilized. The area of 1.94 acres which has been marked is taken from the area of 9 acres for which Change of Land Use has not been done and this area has not been utilized for FAR calculation.
- 2.4 The Land Use of the site proposed for CLU is Public & Semi-Public as per Master Plan for Delhi-2021 and Zonal Development Plan of Zone P-I (Narela Sub-city). The tentative location of site marked on Zonal Development Plan of Zone P-I (Narela Sub-city) is annexed as **Appendix – I**. The site is located above UER-I (80M wide Road) and is bounded as follows:
 

North :	CRPF land
South :	Green Buffer along UER-I (80M wide Road)
East :	CRPF land
West :	Western Yamuna Canal
- 2.5 Joint Site Inspection report was issued vide letter dated 29/09/2022 wherein Land Management Department and Engineering MPR Division were requested to provide the land status and CRPF was to provide the land ownership document along with allotment letter, possession letter, approved Layout Plan of CRPF campus at Bawana, Total Station Survey (TSS) clearly showing area and boundary of vacant land proposed for Change of Land Use, other relevant documents for Change of Land Use, etc.
- 2.6 During the JSI, it was observed that there are some temporary structures present on the site under reference and it was conveyed that site proposed for Change of Land Use should be vacant.
- 2.7 Commandant- 55 Bn, CRPF vide letter dated 30.09.2022 and e-mail dated 20/10/2022 provided the details for further processing the matter. As per the details provided by CRPF, a piece of land measuring 7,847.97 Sq.m. (1.94 acres) approx. marked on the Layout Plan of CRPF Campus at Bawana has been suggested to be considered for Change of Land Use.
- 2.8 Executive Engineer, Project Division-7 vide letter dated 10.10.2022 informed that the site under reference is not part of UER-I and Land Management

Department vide note dated 03.10.2022 and 04.10.2022 informed that land under reference is acquired by CRPF and falls in the boundary of CRPF land.

- 2.9 As per the notified Zonal Development Plan of Zone P-I (Narela Sub-city) and Layout Plan of CRPF Campus at Bawana, a 40 m green buffer along UER-I (80M wide Road) is passing through CRPF land. The same shall be maintained as mandatory green.
- 2.10 The information required for processing the Change of Land Use as per the Ministry letters dated 07.04.2015, 04.09.2015 & 17.06.2016 are annexed as **Appendix – II.**

### 3.0 PROPOSAL

- 3.1 An area measuring 7,847.97 Sq.m. (1.94 acres) approx. is proposed for Change of Land Use from Public & Semi-Public to Recreational in lieu of CLU proposal of 1.94 acres of land allotted to Ministry of Home Affairs for construction of Transit Camp for CRPF in the vicinity of New Delhi Railway Station, New Delhi, as per details given below:

S. No.	Location	Boundary	Existing Land Use	Proposed Land Use	Area
1.	CRPF Campus, Bawana above UER-I (80M RoW Road) and adjacent to Western Yamuna Canal.	North: CRPF land South: Green Buffer along UER-I (80M wide Road) East: CRPF land West: Western Yamuna Canal	Public & Semi-Public	Recreational	7,847.97 sq.m. (1.94 acres) approx.





- 3.2 The temporary structure on the site proposed for Change of Land Use is to be cleared by CRPF.
- 3.3 The area of green buffer falling in CRPF land shall be maintained as mandatory green.
- 3.4 After approval from Technical Committee of DDA, the proposal for Change of Land Use would require to be placed before Authority and further processed as per Section 11-A of the Delhi Development Act, 1957.

**409257/2022/AD(PLG-NARELA PROJECTS)**

3.5 The Layout Plan showing the proposed site under reference is annexed as  
**Appendix – III.**

**4.0 RECOMMENDATION**

4.1 The proposal as contained in Para 3.0 above is placed before the Technical  
Committee for consideration and approval.

 01/11/22	 01/11/22	 01/11/22	 01/11/2022
Plg. Asstt. (Narela Project)	Asstt. Dir. (Plg.) (Narela Project)	Dy. Director (Plg.) (Narela Project)	Addl. Comm. (Plg.) - II

## APPENDIX-I

## DELHI DEVELOPMENT AUTHORITY

## LEGEND

## LANDUSE

## RESIDENTIAL

RESIDENTIAL

EXISTING LAND AREA

## COMMERCIAL

DISTRICT CENTRE

COMMUNITY CENTRE

WHEEL SALES

SUBSIDIARY MARKET

SERIAL MARKET

SERIAL MARKET

## INDUSTRIAL

LIGHT AND MEDIUM INDUSTRIES

HEAVY INDUSTRIES

## RECREATIONAL

CITY PARK

DISTRICT PARK

CITY PARK

COMMUNITY PARK / MULTI PURPOSE GROUND

RECREATION / AMUSEMENT

## TRANSPORTATION

METROPOLITAN / INTERCITY / RAILWAY STATION

RAILWAY LINE

RAIL JUNCTION

RAIL JUNCTION / BUS TERMINAL

RECENT TERMINAL / TRUCK TERMINAL

ROAD AS RESIDENTIAL OF CITY

EXISTING / PROPOSED CANAL OPERATIONS

## UTILITY

CORPORATION

WATER TREATMENT PLANT

SEWAGE TREATMENT PLANT

ELECTRICITY POWERHOUSE / SUB STATION / TRANSFORMER

FOUR WHEELS (COUNTRY LANDFILL)

DRAIN

SEWAGE TREATMENT PLANT

## GOVERNMENT

GOVERNMENT OFFICE

## PUBLIC &amp; SEMI PUBLIC

CITY PARK

MULTI PURPOSE COMMUNITY HALL

COLLEGE / UNIVERSITY

HOSPITAL

UNIVERSITY

MARKET / SEMI PUBLIC

COLLEGE / MEDICAL COLLEGE / ENGINEERING COLLEGE

WORKING HOTEL

RESIDENT / HOTEL / BUILDING / HOTEL / WORKING

RECREATION / AMUSEMENT

PORT OF MERCHANTS AND MULTI USE

FIRE STATION AND HEAD QUARTERS

DISTRICT HALL

TRANSPORTATION CITY / TRANSPORTATION CENTER

TELEPHONE EXCHANGE

CITY PARK OFFICE

CITY PARK OFFICE (CITY PARK OFFICE)

TRANSPORTATION / RAILWAY (CITY PARK)

RESIDUAL

PLAY GROUND AND SPORTS COMPLEX

RECREATION / SPORTS CENTER

PARK AND PLAY GROUND

## AGRICULTURE AND WATER BODY

AGRICULTURE (CITY PARK)

CANAL - WATER BODY

## BOUNDARIES

CITY BOUNDARY

CITY BOUNDARY

CITY BOUNDARY

CITY BOUNDARY

CITY BOUNDARY

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CITY BOUNDARY

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CITY BOUNDARY

CITY BOUNDARY

ZONAL DEVELOPMENT PLAN  
ZONE P-1 (Narela Sub City)

DRAWING NO.

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**APPENDIX-II**

**SUB: Proposed Change of Land Use (CLU) for an area measuring 7,847.97 Sq.m. (1.94 acres) approx. from “Public & Semi-Public” to “Recreational” in lieu of CLU proposal of 1.94 acres of land allotted to Ministry of Home Affairs for construction of Transit Camp for CRPF in the vicinity of New Delhi Railway Station, New Delhi.**

MoUD, Govt. of India vide letter dated 07.04.2015, 04.09.2015 and 17.06.2016 has issued instructions with respect to the proposals sent by DDA for amendment to MPD-2021 and change of Land Use cases for final notification under Section 11-A of Delhi Development Act, 1957. The point-wise information required is as follows:

<b>Information w.r.t. MoUD's letter No. K-13011/3/2012-DD-IB, dated 07.04.2015:</b>		
<b>Sl. no.</b>	<b>Information required</b>	<b>Status</b>
1	Whether the land is Government or private and who is the land owning agency?	The land is under the ownership of Central Reserve Police Force (CRPF).
2	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Earlier, a proposal regarding Change of Land Use of an area measuring 1.94 acres (7850.90 sq.m.) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp for CRPF in the vicinity of New Delhi Railway Station, New Delhi was approved by Delhi Development Authority in its meeting held on 13.07.2021 vide Item No. 62/2021 and on 14.09.2021 vide Item No. 79/2021, respectively. As per the decision of the Authority, a letter was sent to MoHUA for final notification. In response to the letter MoHUA directed to provide compensatory "Recreational / Green" area whose change of land use is to be processed and notified along with main change of land use at the same time.
3	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	A joint site inspection was held on 21.09.2022 wherein representatives of CRPF, CPWD, Engineering Deptt., DDA, Land Management Deptt., DDA and Planning Deptt., DDA were present.

4	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	<p>The proposal for CLU from PSP to Recreational is compensatory CLU in lieu of CLU from Recreational to PSP for construction of Transit Camp for CRPF in the vicinity of New Delhi Railway Station.</p> <p>The Transit Camp is used for stay of personnel who have been urgently posted from various parts of the country and for troops to be posted for election duty in various parts of the country.</p> <p>Apart from this, the personnel posted in J&amp;K, NE states and Chhattisgarh also stay here during their transfer/posting or leave. Further, the relatives of martyr / injured personnel may also stay for some time. The Transit Camp shall benefit the National interest.</p>
5	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	<p>The proposed CLU is compensatory CLU in lieu of CLU proposal of 1.94 acres of land allotted to Ministry of Home Affairs for construction of Transit Camp for CRPF in the vicinity of New Delhi Railway Station, New Delhi as per the directions of MoHUA and is in consonance with the approved plans and policies.</p> <p>The proposal will result in Change of Land Use and after approval from the Technical Committee of DDA shall be placed before the Authority and processed under Section 11-A of the Delhi Development Act, 1957.</p>
6	What will be proposal's impact/implications on general public e.g. Law and order, etc.?	The camp shall help in improvement of the law and order situation in the Minto Road and Ajmeri Gate area and the public in this area shall feel more safe.
7	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	The land is under the ownership of Central Reserve Police Force (CRPF).
<b>Information w.r.t. MoUD's letter No. K-13011/3/2012-DD-I dated 04.09.2015:</b>		

1	Back ground note indicating the current situation/provisions;	<p>Earlier, a proposal regarding Change of Land Use of an area measuring 1.94 acres (7850.90 sq.m.) from 'Recreational (District Park)' to 'Public &amp; Semi-Public Facilities' (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp for CRPF in the vicinity of New Delhi Railway Station, New Delhi was approved by Delhi Development Authority in its meeting held on 13.07.2021 vide Item No. 62/2021 and on 14.09.2021 vide Item No. 79/2021, respectively.</p> <p>As per the decision of the Authority, a letter was sent to MoHUA for final notification. In response to the letter MoHUA directed to provide compensatory "Recreational / Green" area whose change of land use is to be processed and notified along with main change of land use at the same time.</p> <p>Currently, there are temporary structures present on the site proposed for Transit Camp. The Land Use needs to be changed to Public / Semi Public (Police camp) so that permanent structures can be built. In lieu of the proposed Change of Land Use from Recreational to PSP Facilities, a compensatory CLU is to be done from PSP Facilities to Recreational at CRPF Camp, Bawana (Zone P-I).</p>
2	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	<p>The proposed Change of Land Use from PSP to Recreational is compensatory in lieu of Change of Land Use from Recreational to PSP. The main CLU from Recreational to PSP has already been approved by Delhi Development Authority in its meeting held on 13.07.2021 vide Item No. 62/2021 and on 14.09.2021 vide Item No. 79/2021, respectively and also considered by MoHUA vide letter dated 01.10.2021.</p>

3	What were the specific recommendations of the Authority with regard to the proposal;	<p>As per the decision of the Authority, a letter was sent to MoHUA for final notification. In response to the letter MoHUA directed to provide compensatory "Recreational / Green" area whose change of land use is to be processed and notified along with main change of land use at the same time.</p> <p>The proposal after approval from the Technical Committee of DDA shall be placed before the Authority and processed under Section 11-A of the Delhi Development Act, 1957.</p>
4	How and why the proposal was initiated;	<p>The request of CRPF vide letters dated 26.05.2017 &amp; 25.05.2017 for change of land use of an area measuring 1.94 acres (7850.90 sq.m) from 'Recreational to Public &amp; Semi Public Facilities (Police Camp) was earlier processed by Zone-D and approved by Authority in its meeting held on 13.07.2021 vide Item No. 62/2021 and on 14.09.2021 vide Item No. 79/2021, respectively.</p> <p>As per the decision of the Authority, a letter was sent to MoHUA for final notification. In response to the letter MoHUA directed to provide compensatory "Recreational / Green" area whose change of land use is to be processed and notified along with main change of land use at the same time.</p>
5	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	<p>The proposal for CLU from PSP to Recreational is compensatory CLU in lieu of CLU from Recreational to PSP for construction of Transit Camp for CRPF near New Delhi Railway Station.</p> <p>The land was allotted to CRPF by MHA in 2017 for establishment of Transit Camp in the vicinity of New Delhi Railway Station. The camp shall help in improvement of the law and order situation in the Minto Road and Ajmeri Gate area and the public in this area shall feel more safe. The proposal has been carefully examined and found correct.</p>

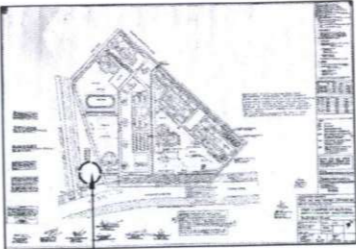
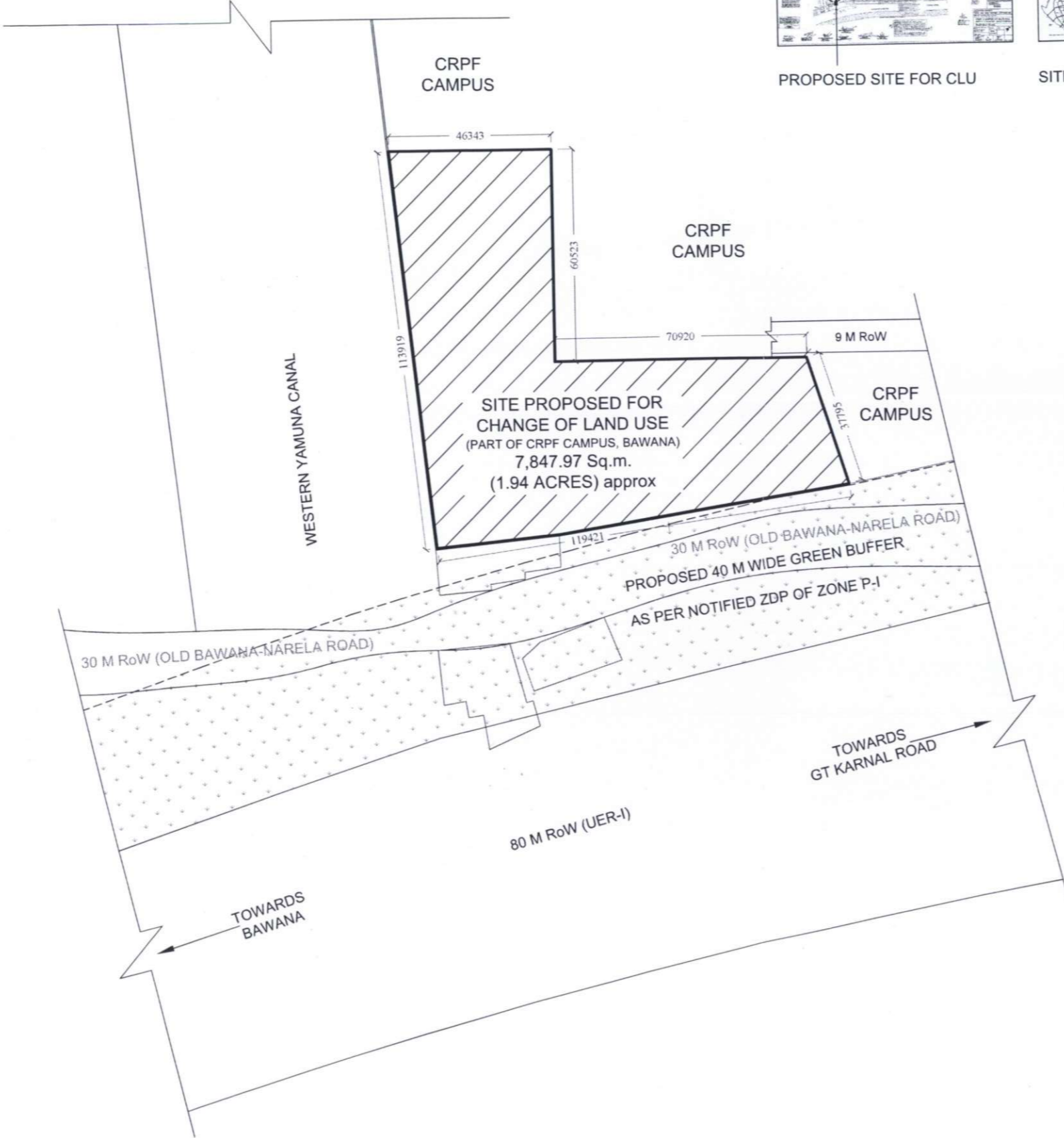
6	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	<p>If the proposed compensatory change of land use is approved then the main change of land use shall be notified along with compensatory CLU.</p> <p>The change of Land Use from Recreational to PSP would allow for construction of Transit Camp near New Delhi railway Station. There would be provision for staying of around 1000 CRPF personnel in the camp. This will help in joining of the duties without any delay. Further, the area near New Delhi Rly. Stn. Remains very crowded. In case of any unpleasant happening / accident, these CRPF personnel shall be of great help in the situation.</p>
7	How the proposal will benefit in the development and economic growth of the city;	The land shall not be used for any commercial development. However, the personnel and their family members who stay / commute at the camp shall use the nearby commercial areas resulting in economic growth.
8	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	CRPF informed that MHA allots land to CRPF as per need in other cities of the country and accordingly, the Change of Land Use is processed.
9	What will be the public purpose served by the proposed modification;	CRPF battalions needs to be posted for internal security. If the Transit camp is built, then it would be easy for posting of troops in Delhi and other parts of the country which will help in peace keeping.
10	What is the number of people/families/household likely to be affected by the proposed policy;	<p>No families / households will be affected with this CLU proposal.</p> <p>It will benefit the families / personnel of CRPF.</p>
11	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	The proposal is not in consonance with the land use of the site under reference as per MPD-2021 and approved Zonal Development Plan of Zone P-I (Narela Sub-city), therefore the change of land use needs to be processed under Section 11-A of the Delhi Development Act, 1957.

12	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	The proposed Change of Land Use shall be processed under Section 11-A of the Delhi Development Act, 1957.
13	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	The proposed Change of Land Use from PSP to Recreational is compensatory CLU in lieu of CLU from Recreational to PSP for construction of Transit Camp for CRPF near New Delhi Railway Station already approved by Delhi Development Authority in its meeting held on 13.07.2021 vide Item No. 62/2021 and on 14.09.2021 vide Item No. 79/2021, respectively and also considered by MoHUA vide letter dated 01.10.2021.
14	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The proposed Change of Land Use from PSP to Recreational is compensatory CLU in lieu of CLU from Recreational to PSP for construction of Transit Camp for CRPF near New Delhi Railway Station already approved by Delhi Development Authority in its meeting held on 13.07.2021 vide Item No. 62/2021 and on 14.09.2021 vide Item No. 79/2021, respectively and also considered by MoHUA vide letter dated 01.10.2021. The proposed Change of Land Use shall be processed under Section 11-A of the Delhi Development Act, 1957.
15	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	Sh. H. K. Bharti Additional Commissioner (Plg.) – II Delhi Development Authority 11 <sup>th</sup> Floor, Vikas Minar, I.P. Estate, New Delhi – 110002. Tel: 011-23370326

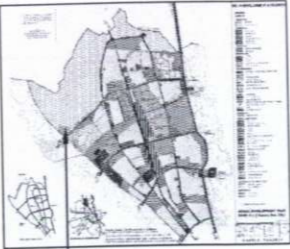
**Information w.r.t. MoUD's letter No. K-13011/3/2012-DD-IB dated 17.06.2016:**

1	What is the change proposed in MPD-2021/Change of landuse case?	Change of Land Use from Public Semi-Public Facilities to Recreational at CRPF Camp, Bawana, in lieu of CLU from Recreational to Public Semi-Public for CRPF Transit Camp near New Delhi Railway Station.
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2	Why the change is proposed i.e., the context and justification?	<p>The proposed Change of Land Use from PSP to Recreational is compensatory CLU in lieu of CLU from Recreational to PSP for construction of Transit Camp for CRPF near New Delhi Railway Station already approved by Delhi Development Authority in its meeting held on 13.07.2021 vide Item No. 62/2021 and on 14.09.2021 vide Item No. 79/2021, respectively and also considered by MoHUA vide letter dated 01.10.2021.</p> <p>The Transit Camp is near New Delhi Railway Station from where trains are available for all major cities in the country, therefore, around 1000 CRPF personnel posted in various parts of the country shall be using the camp while going on leave or joining the duty. Further, the retired personnel shall stay at the camp who come to Delhi for medical reasons.</p>
3	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	<p>The Transit Camp is near New Delhi Railway Station from where trains are available for all major cities in the country, therefore, around 1000 CRPF personnel posted in various parts of the country shall be using the camp while going on leave or joining the duty. Further, the retired personnel shall stay at the camp who come to Delhi for medical reasons.</p>
4	How they are going to be benefitted from the proposed amendment/ change?	<p>If the camp is not built, then the personnel coming from various parts of the country for transfer / posting and joining duty in NCR shall have to stay in a hotel which would cost around 1500-2000 ₹ per day. Also, CRPF personnel staying outside camp is not advisable for them from their security point of view.</p>
5	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.	NIL



PROPOSED SITE FOR CLU



SITE UNDER REFERENCE



दिल्ली विकास प्राधिकरण  
Delhi Development Authority  
नरेला परियोजना, योजना इकाई  
Narela Project Planning Unit  
11वीं मंजिल विकास मंत्रालय, आई. पी. एस्टेट  
11th Floor, Vikas Mantralaya, I.P. Estate  
नई दिल्ली, 110002 / New Delhi-110002  
फोन नंबर: +91-11-22304324/Phone: 011-23370326

AREA DETAIL:

AREA OF SITE PROPOSED FOR CHANGE OF LAND USE = 7847.97 SQ.M.  
FROM PUBLIC & SEMI PUBLIC TO RECREATIONAL (1.94 ACRES) APPROX

NOTES:

1. THE REQUEST OF CRPF VIDE LETTERS DATED 26.05.2017 & 25.05.2017 FOR CHANGE OF LAND USE OF AN AREA MEASURING 7,847.97 SQ.M. (1.94 ACRES) APPROX. FROM 'RECREATIONAL (DISTRICT PARK)' TO 'PUBLIC & SEMI-PUBLIC FACILITIES (POLICE CAMP)' WAS PROCESSED BY PLANNING ZONE-D AND APPROVED BY AUTHORITY IN ITS MEETING HELD ON 13.07.2021 VIDE ITEM NO. 62/2021.
2. FURTHER, THE SAID PROPOSAL FOR CLU WAS CONSIDERED BY THE AUTHORITY IN ITS MEETING HELD ON 14.09.2021 VIDE ITEM NO. 79/2021 AND A LETTER DATED 24.09.2021 WAS SENT TO MoHUA FOR ISSUANCE OF FINAL NOTIFICATION.
3. IN RESPONSE TO LETTER DATED 24.09.2021, MoHUA VIDE LETTER DATED 01.10.2021 HAS DIRECTED TO PROVIDE COMPENSATORY "RECREATIONAL / GREEN" AREA WHOSE CHANGE OF LAND USE IS TO BE PROCESSED AND NOTIFIED ALONG WITH THE MAIN CHANGE OF LAND USE (I.E., FROM 'RECREATIONAL (DISTRICT PARK)' TO 'PUBLIC & SEMI-PUBLIC FACILITIES' AT THE SAME TIME.
4. THE PROPOSED CHANGE OF LAND USE (CLU) IS IN LIEU OF CLU PROPOSAL OF 1.94 ACRES OF LAND ALLOTTED TO MINISTRY OF HOME AFFAIRS FOR CONSTRUCTION OF TRANSIT CAMP FOR CRPF IN THE VICINITY OF NEW DELHI RAILWAY STATION, NEW DELHI.
5. ALL DIMENSIONS ARE IN METERS AND ONLY WRITTEN DIMENSION IS TO BE FOLLOWED.

LEGENDS:

PLOT BOUNDARY GREEN BUFFER

E-FILE NO. : PLG/MP/ 0046/2021/F-20/-O/G DY DIRECTOR (PLG) MP AND DC

TITLE:  
PART PLAN FOR SITE PROPOSED FOR CHANGE OF LAND USE (CLU) FROM PUBLIC & SEMI-PUBLIC (PSP) TO RECREATIONAL AT CRPF CAMPUS, BAWANA IN LIEU OF CLU PROPOSAL OF 1.94 ACRES FROM RECREATIONAL TO PSP FOR CONSTRUCTION OF CRPF TRANSIT CAMP NEAR NEW DELHI RAILWAY STATION.

SCALE: NOT TO SCALE DATE: 01.11.2022 DRAWING NO.: NP/2022/06

PLG. ASST.: ASST. DIR. (PLG.) DY. DIR. (PLG.) NORTH:

DIRECTOR (PLG.): (VACANT) ADDL. COMM. (PLG.)



NARELA PROJECT (DDA PLANNING UNIT)

[Agenda for Technical Committee]

ITEM NO. \_\_\_\_:2022

**SUBJECT: Regarding NOC for Construction of Proposed 400 KV Maharani Bagh – Narela Transmission Line and Extension of Loop-in Loop-out (LILO) Section from Maharani Bagh upto Narela Substation concerning DDA land in Narela Sub-city (Zone P-I).**

[File No.: PLG/NP/0001/2021/F6/-O/o ADDL. COMMR(PLG-PROJ MPMR)]

**1.0 BACKGROUND**

- 1.1 Power Grid Corporation of India Limited (PGCIL), a “Maharatna” Central Public Sector Enterprise and the Central Transmission Utility (CTU) is implementing a Transmission system strengthening scheme for evacuation of power from Solar Energy zones in Rajasthan (8.1 GW) under Phase-II.
- 1.2 PGCIL is to construct a 400 KV multi circuit transmission line (Maharani Bagh – Narela) after removal of LILO of Bawana-Mandola 400 KV D/C line at Maharani Bagh Substation and extension of above LILO section from Maharani Bagh upto Narela Substation to form 2X400 KV D/C Maharani Bagh-Narela line on M/C tower.
- 1.3 This transmission line is being constructed as a part of Inter State transmission system, connecting major renewable pockets, right from various place of Solar Potential Renewable in SEZ, Rajasthan to Narela (New Delhi) via Bikaner/Sikar/Khetri substation in Rajasthan.
- 1.4 A request for the above mentioned Transmission line was received from Sr. DGM, PGCIL vide letter dated 20.07.2021 with the request that DDA may provide in-principle approval and NOC for construction of the transmission line so that the matter may be processed further.
- 1.5 PGCIL has applied for NOC to all concerned agencies including DDA and informed that the work will start only after receipt of all the statutory clearances and NOCs from all concerned agencies.
- 1.6 Accordingly, an agenda is prepared and is being placed before the Technical Committee of DDA regarding NOC for Construction of Proposed 400 KV Maharani Bagh – Narela Transmission Line and Extension of Loop-in Loop-out (LILO) Section from Maharani Bagh upto Narela Substation concerning DDA land in Narela Sub-city (Zone P-I).

## 2.0 EXAMINATION

- 2.1 Sr. DGM, PGCIL vide letter No. NR1/Mbgh/Narela/TL/ dated 20.07.2021 requested DDA for in-principle approval to allow re-routing of line section AP32-33-34 from the space available beside the Road / Green Belt area w.r.t. Routing of the Proposed Transmission line route for Extension of LILO section from 400 KV Maharanibagh / Gopalpur up to Narela Substation.

PGCIL informed that the transmission line is a part of Inter State transmission system, connecting major renewable pockets which is being constructed right from various place of Solar Potential Renewable in SEZ, Rajasthan to Narela (New Delhi) via Bikaner/Sikar/Khetri substation in Rajasthan.

- 2.2 The above matter was forwarded to Engineering Department, DDA vide letter No. PLG/NP/0001/2021/F6/-O/o ADDL. COMMR(PLG-PROJ MPMR)/93 dated 23.09.2021 and Reminder letter of even No. D-31 dated 31.05.2022 to examine the proposal of Power Grid and provide feasibility of the proposed alignment and tower locations in view of existing and proposed development of Narela Sub-city as per the approved Layout Plans.
- 2.3 Ex. Engineer, NPD-1 vide letter No. F.14(121)/EE/NPD-1/DDA/2021-22/259 dated 13.06.2022 provided the observations wherein it was mentioned that some of the tower locations are falling in plot earmarked for Rashtriya Ispat Nigam Ltd., Railway Freight Terminal, etc. and if the transmission line is passing through the RoW, it may hinder the laying of services.
- 2.4 Subsequently, vide this office letter of even no. D-43 dated 01.07.2022, Chief Engineer North Zone was requested to provide the feasibility of the proposed alignment and tower locations on the remaining DDA land near Tikri Khurd, Sector G-3, G-4 and Chemical Traders in view of existing and proposed development of Narela Sub-city as per approved Layout Plans.
- 2.5 Further, the proposed routing of transmission line under reference was also forwarded to Electrical Division, DDA vide letter of even No. D-42 dated 01.07.2022 to provide comments / observations. SE (Elect.), North Zone, DDA vide letter No. F.4(21)SE(ELEC)/NZ/133 dated 14.07.2022, mentioned that the information regarding RoW is to be provided by respective Civil Wing.
- 2.6 A meeting was held under the chairmanship of Additional Commissioner (Plg.) – II, DDA on 04.07.2022 which was attended by representative from Power Grid, Bajaj Electrical, NCC-2, DDA and NPD-1, DDA and Planning Deptt. In the meeting, it decided that PGCIL is to provide proposed transmission towers and alignment earmarked on the approved Layout Plans of corresponding areas.

- 2.7 Ex. Engineer (HQ), DDA vide letter No. F.16(03)/MISC/2022/SE(P)-III/NZ/83 dated 13.07.2022 provided the proposed route of transmission line and tower locations marked on Layout Plans alongwith observations.
- 2.8 Based on the information received from Engineering Deptt., the following was observed:
- i. Some of the tower locations have been proposed on land earmarked for different agencies other than DDA, such as Tower AP14 is on AIR land, Tower AP28 & AP29 is on land earmarked / allotted for Railway Freight Terminal, Towers AP30 to AP33 is on land under the jurisdiction of DSIIDC / Irrigation Flood Control Department and Tower AP19 is not on DDA land.
  - ii. Some of the tower locations have been proposed on Master Plan / Zonal Development Plan Roads Right of Way, Green Buffer along the road and vacant land which is under the jurisdiction of respective Engineering Division and Horticulture Department, DDA.
- 2.9 Engineering Department, DDA also suggested that the proposal of monopole structure may be adopted so that minimum space be occupied and utilities can be laid without hindrance.
- 2.10 Narela Project Planning Unit vide letter of even No. D-150 dated 26.08.2022 requested PGCIL to provide the route of transmission line and tower locations marked on the concerned Layout Plans alongwith the copy of No Objection Certificate (NOC) from concerned agencies for further appropriate action.
- 2.11 Sr. DGM, PGCIL vide letter No. NR1/Mbgh/Narela/TL/ dated 12.09.2022 informed that Power Grid has applied for NOC in different departments & NOC from civil aviation is already received. It was confirmed that Power Grid shall start construction of line in their area after getting NOC from concerned departments like All India Radio, Railways, Airport Authority, Airforce, PTCC, NHAI, Metro Transmission line crossing, etc.

Since, the project is of national interest, it was further requested to provide No Objection Certificate (NOC) for construction of transmission line under reference in DDA area as Power Grid is unable to finalize route & profile of entire line due to non-receipt of NOC.

### 3.0 PROPOSAL

- 3.1 In view of Para 2.0 above, the proposal Regarding NOC for Construction of Proposed 400 KV Maharani Bagh – Narela Transmission Line and Extension of Loop-in Loop-out (LIL) Section from Maharani Bagh upto Narela Substation concerning DDA land in Narela Sub-city (Zone P-I) is placed before the Technical Committee for “In-Principle Approval” with the condition that NOCs

/ Statutory clearances from all land owning agencies / other concerned agencies shall be obtained by PGCIL before starting the work.

- 3.2 The finalised route for the Transmission Line concerning Narela Project showing tower locations marked on the respective Layout Plans is attached as **Annexure – A, B & C** and on a map showing Land Uses is attached as **Annexure – D**.

#### 4.0 RECOMMENDATION

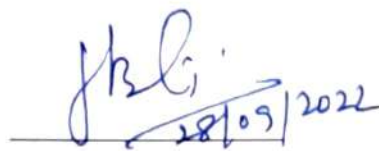
- 4.1 The proposal as contained in para 3.0 above is placed before the Technical Committee for its consideration and approval.



Asst. Dir. (Plg.)  
(Narela Project)

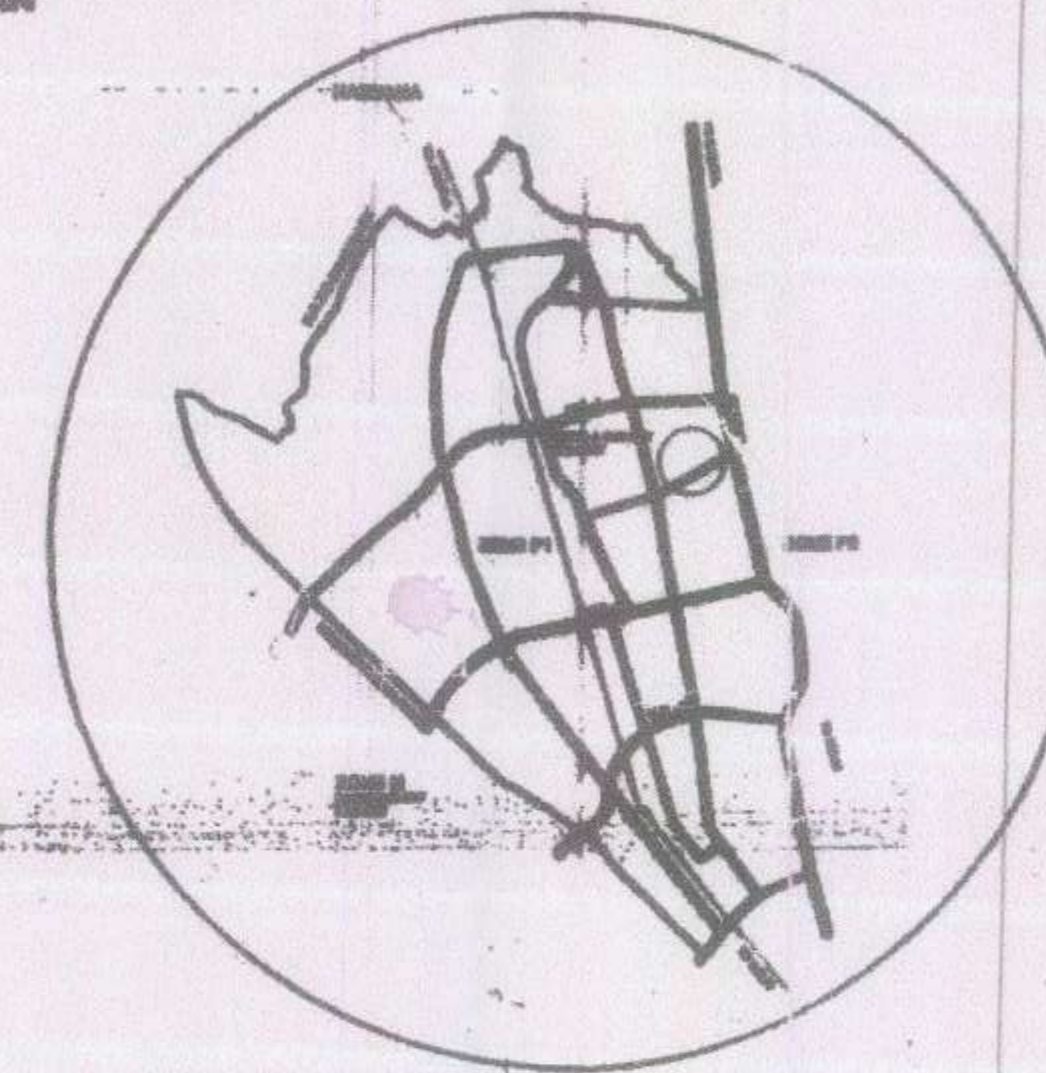
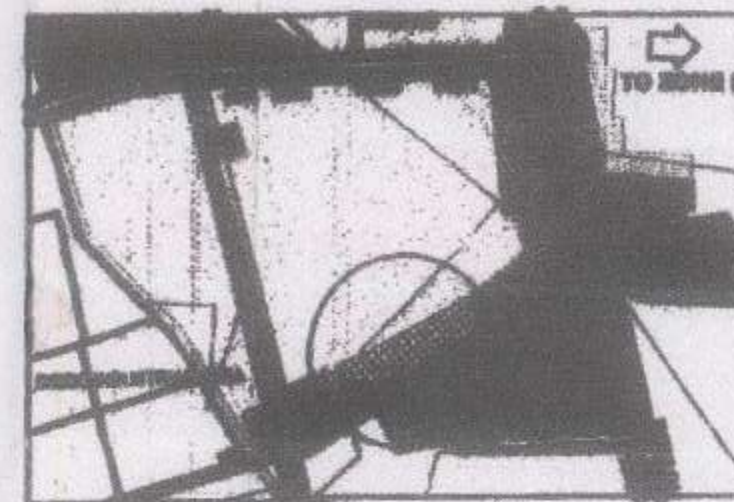


Dy. Dir. (Plg.)  
(Narela Project)




Addl. Comm. (Plg.) - II






### KEY PLAN



**DELHI DEVELOPMENT  
AUTHORITY**

**LEGEND:**



 COMMERCIAL  
 PUBLIC & SEMI-PUBLIC  
 RECREATIONAL / GREEN BUFFER  
 HT LINE  
 SCHEME BOUNDARY

**AREA STATEMENT :**

**AREA OF THE SCHEME : 16 HA.**

PARTICULARS	AREA IN HA.	% AGE
DISTRICT COURT	4.0	
FIRE STATION	1.0	
POS. TERM. DEMO	0.8	69.75
OTHER PLOT	2.8	
ESS 11 KV (1 NO.) (SUBSTATION)	0.008	
PARKING	0.6	3.75
RECREATIONAL/ GREEN	4.8	30
CIRCULATION/ ROAD	2.0	12.5
TOTAL	16.0	100

**NOTE :**

I) APPROVED ROAD CROSS-SECTION / DETAILS TO BE FOLLOWED.  
 II) AREA AND DIMENSIONS WILL BE AS PER FEASIBILITY / DEMARCATIONS.  
 III) STATUTORY CLEARANCES WILL BE TAKEN BY INDIVIDUAL AGENCIES.  
 IV) DEVELOPMENT CONTROL NORMS WILL BE AS PER MPD-2021 / BBL '83.  
 V) PLAN IS PREPARED ON THE BASIS OF P.T. SURVEY.  
 VI) EXISTING TREES SHALL BE RETAINED AS FAR AS POSSIBLE.  
 VII) THE PROPOSAL WAS CONSIDERED IN 2<sup>ND</sup> AND -  
 SCREENING COMMITTEE MEETING HELD ON 16.06.19  
 12<sup>TH</sup> ITEM NO. 72: 2010 AND APPROVED IN FILE NO.  
 F15(304)2009/NP/PT.

MODIFICATION IN THE LAYOUT PLAN OF GOVERNMENT LAND ALONG 60 M. ROAD ZONE P-I, PROPOSED FOR 400 KV. ESS FOR DELHI TRANSCO LIMITED, GNCTD FOR AN AREA MEASURING 40,000 SQ.M. INSTEAD OF RECREATION GREEN (4.8 HA.) IS APPROVED BY V.C. DDA IN FILE NO. F3(76)/2010/MP, ON 9.12.14.

THE MODIFICATION IN LAYOUT PLAN WAS CONSIDERED AND APPROVED  
IN 15<sup>TH</sup>. TECHNICAL COMMITTEE HELD ON 19.12.2014, VIDE ITEM-  
NO.95/2014.

AFTER THE APPROVAL THE MATTER FOR CHANGE OF LAND USE  
U/S 11A OF DD ACT 1957 WILL BE PROCESSED FOR AREA-  
MEASURING 40,000 SQM. FROM GOVT TO UTILITY (ELECTRICITY AND  
POWER SUB STATION ETC.)

PLGf (Rascolu 100)  
PLGf Asstt.

(on deconditionality)  
A.D. (PLG)


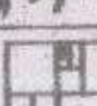
Richard B. Cole  
(M.B. Rejoice)  
D.D. (PLG) PT & PT

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
**VERIFIED**  
This Proposal was Considered in  
the 13th Technical Committee  
Meeting held on 19.12.2011  
Vide Item No. 95114  
Approved 19/12/2011  
Asstt. Director  
Master Plan  
Dy. Director  
Master Plan

DELHI DEVELOPMENT AUTHORITY  
Approved on 15/11 Technical Committee  
Meeting held on 19-12-14 Item No. 95/2014  
Vinod Dhole 22/01/15  
A.C (UE&LP) Director (UE&LP)

सुधीर कुमार सिंह / SUDHIR KUMAR SINGH  
वरिष्ठ. उप महाप्रबंधक / Sr. Dy. General Manager  
पावर ग्रिड कॉर्पोरेशन ऑफ इंडिया लि.  
Power Grid Corporation of India Ltd.

AG-II/NPD-1 AG-I/NPD

TITLE: <b>LAYOUT PLAN OF GOVERNMENT LAND ALONG 66 M ROW ROAD, ZONE P</b>			
SCALE: 1:2000	DATE: 16.08.2010	DRAWN BY: <i>[Signature]</i> J. S. S. S. S.	DRAWING NO.:
PLS. DESIGN: <i>[Signature]</i> 99-07-24	PLS. ARCHT: <i>[Signature]</i>	PLS. CIVIL: <i>[Signature]</i> J. S. S. S. S.	NORTH: 
APPROVED (PLA):		COMPILED:	
		<b>NARELA PROJECT</b> IN ANNEXURE UNIT, DDA	



ANNEXURE - C

Note:

1. The agenda for Earmarking of additional 66 KV ESS in the Layout plan of Sectors G7, G8, G2, G6, G3 & G4 in Zone P-I was discussed in the 309th Screening Committee meeting held on 29.10.12 vide item no. 125:2012. The S.C. has approved and recommended the proposal for consideration of the Authority under sub-Clause: 8(2)/Permission for use premises in Use Zones of MPD-2021. (In File F3(01)/2009-MP)
2. The agenda was prepared on the basis of feasibility submitted by EE/ND-12 and EE/ND-9. (In File F3(01)/2009-MP)
3. The agenda was considered & approved in the Authority meeting held on 11.12.2012 vide item no. 88/12. (In File F3(01)/2009-MP)
4. Modification has been done on the LOP as available in the record.

*[Signature]*  
PLG. ASSTT.

*[Signature]*  
ASST. DIR. (PLG.)

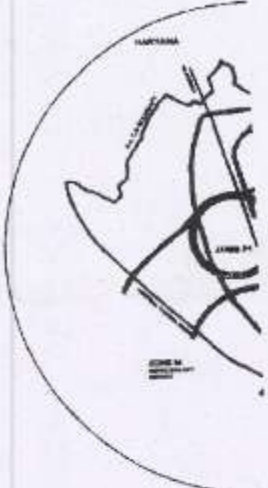
*[Signature]*  
DIR. (PLG.) in-charge

DELHI DEVELOPMENT AUTHORITY  
Approved in 309th Meeting  
Meeting Held on 29.10.12  
Screened by 29.10.12  
Item No. 125:2012  
Director

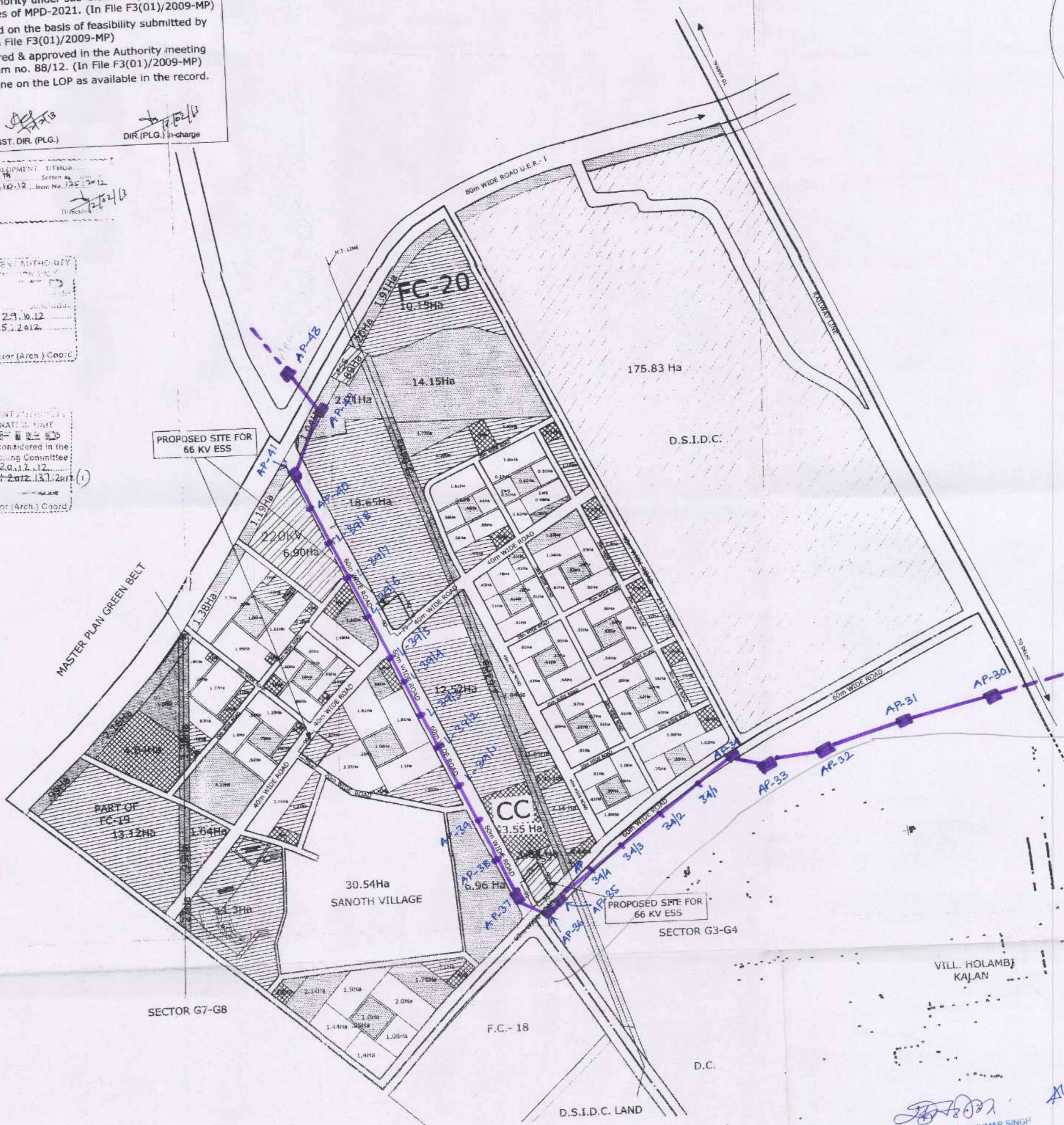
DELHI DEVELOPMENT AUTHORITY  
This proposal was considered in the 309th Screening Committee Meeting held on 29.10.12  
Vide Item No. 125:2012  
By Director (Arch.) Coord.

DELHI DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATING UNIT  
This proposal was considered in the 310th Screening Committee Meeting held on 29.11.12  
Vide Item No. 137:2012  
By Director (Arch.) Coord.

KEY



LEGEND

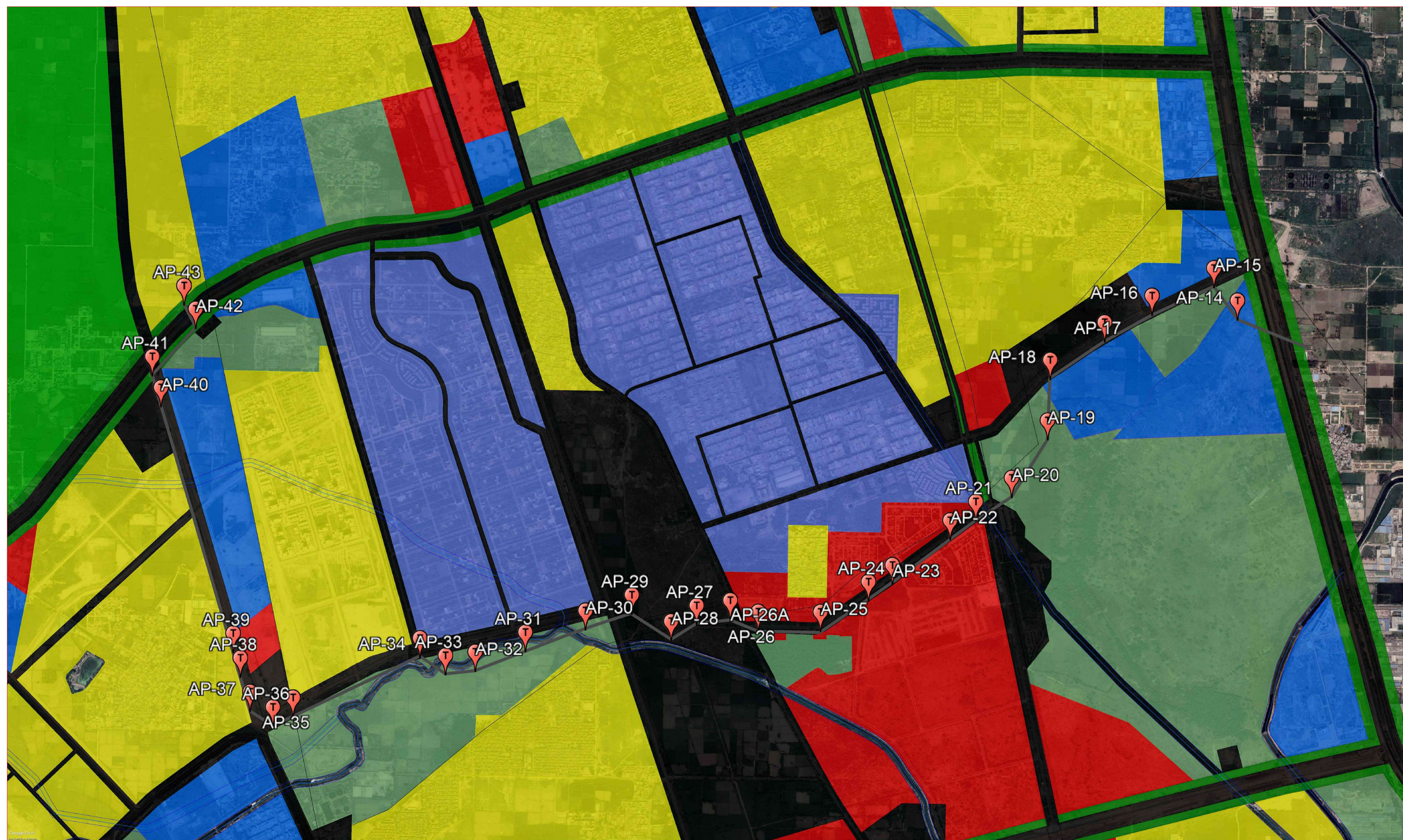


*[Signature]*  
Sudhir Kumar Singh / Sr. Dy. General Manager  
Power Grid Corporation of India Ltd

*[Signature]*  
AE-II/NRP-1

*[Signature]*  
AE-I/NRP-1

# ANNEXURE - D



**MAP SHOWING PROPOSED ROUTE FOR 400 KV MAHARANIBAGH - NARELA TRANSMISSION LINE  
ALONGWITH TOWER LOCATIONS ON THE LAND USE MAP OF NARELA SUB-CITY (ZONE P-I)**

ITEM NO.: /2022

[Agenda for Technical Committee]

**Subject: Proposal for Rejection of Planning Permission for CNG Station on Private Land Khasra No. 63/10 & 63/11, Village Mitraon, Delhi.**

(File No. PLG/LP/0011/2021/L/FSTN-O/DD(PLG)LANDPOOLING(ZONEK-I,L)

### 1. Background

1.1 An E- Office file bearing number LD/CL/0058/2020/CNG/F13-COMMERCIAL LAND was received from CL Branch vide which application of A & J Green Gas Pvt. Ltd. through its Director Ms Abja Sharma for grant of NOC for setting up CNG Station on private land at Khasra No. 63/10 & 63/11, Village Mitraon, Delhi was forwarded with the request to examine the case as per Policy.

1.2 Accordingly the matter was examined in pursuance to Regulations S.O. 1244 dated 08.03.2019, Modalities dated 06.12.2019 issued by Commercial Lands Branch, Note dated 20.02.2020 issued by MP & DC Section and Minutes of 4<sup>th</sup> & 7<sup>th</sup> Technical Committee Meeting of 2020.

### 2. Examination

As per the Joint Site Inspection conducted by Planning Department along with representative from IGL, it was observed the proposed Site u/r majorly lies within the Right of Way (RoW) of the proposed UER-I and also lies on the proposed intersection of UER-I (80 m RoW) with the road having 30 m RoW (i.e., *the minimum distance of the plot from the RoW line of road intersection (for a major road having RoW of 30 m or more)*) is less than 100 m (refer Map at **Annexure- A**), hence does not conform to Para 3(vii)b of Regulations dated 08.03.2019 (refer **Annexure- B**).

### 3. Proposal

In view of the above, since the proposed site for CNG Station on Private Land Khasra No. 63/10 & 63/11, Village Mitraon does not conform to Para 3(vii)b of Regulations dated 08.03.2019, therefore, the planning permission cannot be granted.

### 4. Recommendation

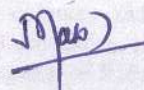
The proposal as contained in Para 3 above is placed before the Technical Committee for consideration, please.



Assistant  
Director (Plg.)  
Zone L



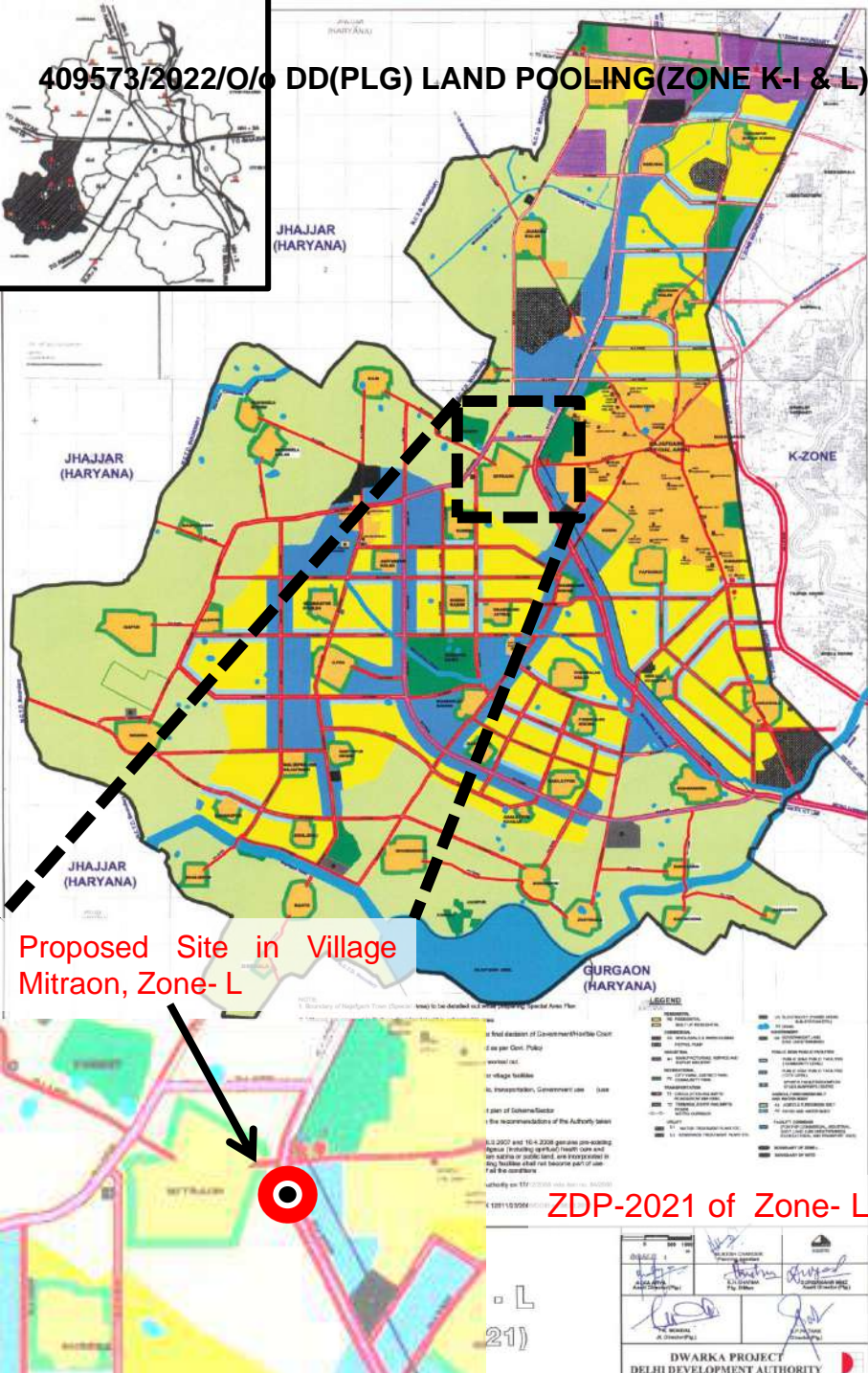
Dy. Director (Plg.)  
Zone K-I/ L



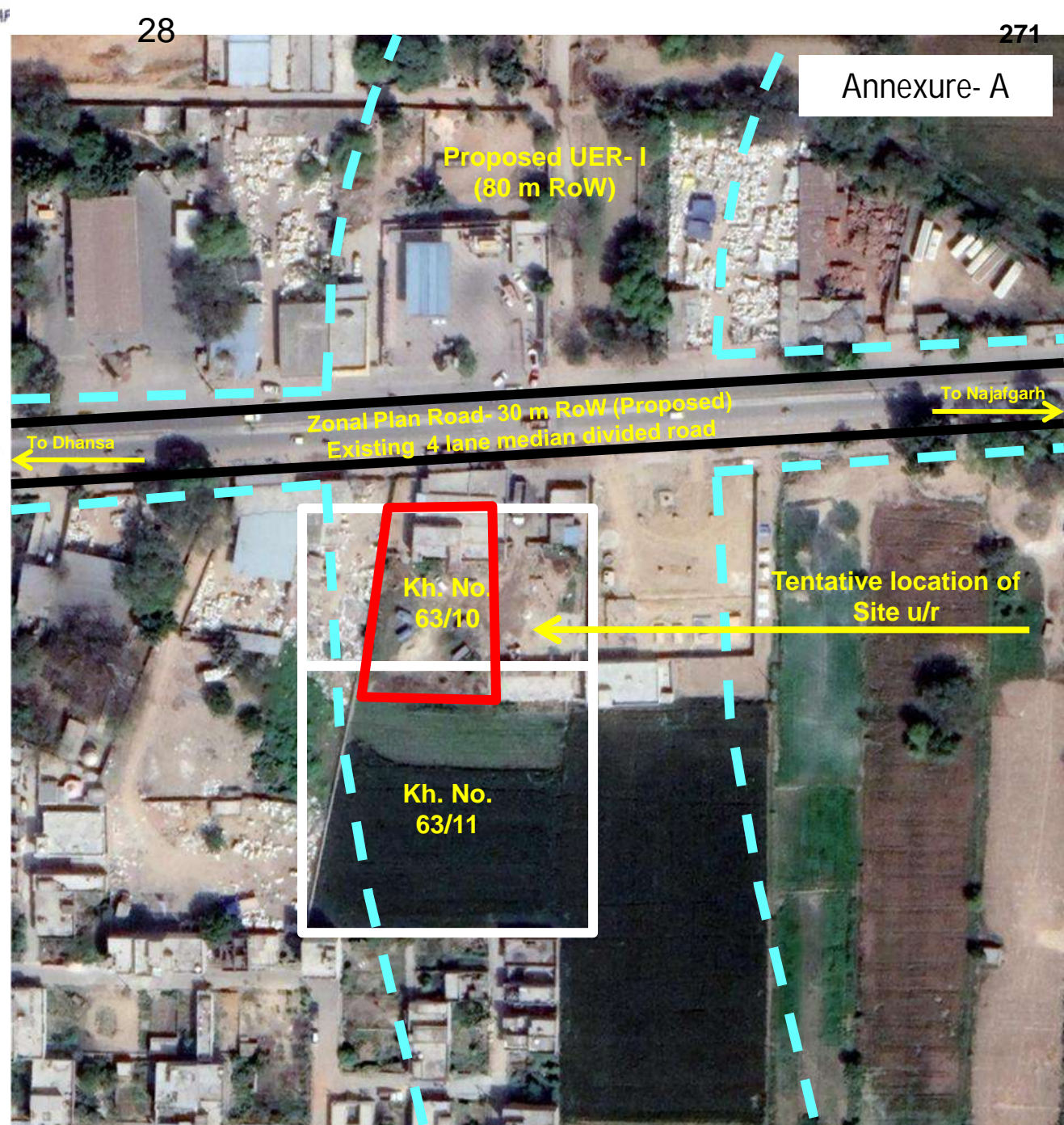
Director (Plg.)  
Zone K-I/ L



Additional  
Commissioner (Plg.)-  
IV



Location of Proposed Site in Village Mitraon on ZDP- 2021



Location of Khasra & Proposed Site in Village Mitraon on Satellite Imagery





# भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 1108]

नई दिल्ली, शुक्रवार, मार्च 8, 2019/फाल्गुन 17, 1940

No. 1108]

NEW DELHI, FRIDAY, MARCH 8, 2019/ PHALGUNA 17, 1940

दिल्ली विकास प्राधिकरण

अधिसूचना

नई दिल्ली, 8 मार्च, 2019

**का.आ. 1244(अ).**—दिल्ली विकास अधिनियम, 1957 की धारा 57 की उप-धारा (1) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए और अधिसूचना संख्या का.आ.1395(अ) दिनांक 27.09.2005 का अधिक्रमण करते हुए दिल्ली विकास प्राधिकरण केंद्र सरकार के पूर्व अनुमोदन से एतद्वारा निम्नलिखित विनियम बनाता है:

इन विनियमों को **"राष्ट्रीय राजधानी क्षेत्र दिल्ली में निजी स्वामित्व वाली भूमि पर ईंधन स्टेशन स्थापित करने हेतु विनियम"** कहा जाएगा।

- 1.0 "ईंधन स्टेशनों की अनुमति शहरी क्षेत्रों (शहरी विस्तार क्षेत्रों सहित) के सभी उपयोग जोनों और कृषि क्षेत्रों/हरित पट्टी में आने वाली निजी स्वामित्व वाली भूमि पर दी जाएगी, जो जोन 'ओ' में आने वाले भूखण्डों, रिज क्षेत्रीय पार्क, आरक्षित वन क्षेत्र, विकसित जिला/नगर/सामुदायिक पार्कों, स्मारक नियमित क्षेत्रों, अनधिकृत कॉलोनियों तथा ऐसे विवादित भूखण्ड, जिनके मामले में भूमि अधिग्रहण कार्यवाही लंबित है/मामला निर्णयाधीन है, को छोड़कर दी जाएगी। तथापि, सी.एन.जी. स्टेशनों की अनुमति अविकसित मनोरंजनात्मक क्षेत्रों में (रिज/मनोरंजनात्मक पार्क को छोड़कर) सभी सांविधिक अनापत्तियों की शर्त पर दी जा सकती है।"
- 2.0 ऐसा क्षेत्र, जिसके संबंध में कोई अनुमोदित ले-आउट प्लान नहीं है, वहाँ निजी स्वामित्व वाली भूमि पॉकेट मुख्य योजना/क्षेत्रीय विकास योजना के प्रावधानों द्वारा शासित होंगी। इन्हें ले-आउट प्लान में उचित रूप से शामिल किया जाएगा, जब ले-आउट प्लान संबंधित स्थानीय निकाय/प्राधिकरण द्वारा तैयार किया जाएगा।
- 3.0 सभी पात्र भूखण्डों पर अवस्थित ईंधन स्टेशन निम्नलिखित मानदण्डों और भवन-निर्माण मानकों की शर्त के अधीन होंगे:

- (i) यह मुख्य योजना/क्षेत्रीय योजना की न्यूनतम 30 मीटर मार्गाधिकार वाली विद्यमान/प्रस्तावित सड़क (मुख्य योजना/लोक निर्माण विभाग/दिल्ली नगर निगम/राजस्व रिकॉर्ड के अनुसार) पर अवस्थित होगा। यदि प्लॉट प्रस्तावित सड़क को चौड़ा करने से प्रभावित होता है, तो अनुमति सड़क को चौड़ा करने के लिए प्लॉट के अपेक्षित भाग को छोड़ने के बाद बचे हुए प्लॉट क्षेत्र पर अन्य अपेक्षाओं/मानकों को पूरा करने की शर्त पर दी जाएगी।
- (ii) संस्वीकृत ईंधन स्टेशनों के परिसरों का उपयोग विद्यमान दिल्ली मुख्य योजना में यथा-अनुमेय उपयोगों के लिए किया जाएगा।
- (iii) मौजूदा मार्गाधिकार की सीमा और प्रस्तावित रिटेल आउटलेट की प्रॉपर्टी लाइन के बीच की भूमि का रख-रखाव ग्रीन बफर जोन के रूप में किया जाएगा। इस क्षेत्र में रिटेल आउटलेट स्थल तक पहुँच मार्ग को छोड़कर किसी अन्य निर्माण-कार्य की अनुमति नहीं दी जाएगी।
- (iv) ऐसे ईंधन स्टेशनों के प्लॉट का आकार विद्यमान मुख्य योजना के अनुसार न्यूनतम 30 मीटर x 36 मीटर और अधिकतम 33 मीटर x 45 मीटर (आवश्यकता के अनुसार सी.एन.जी. मदर स्टेशन के लिए 75 मीटर x 40 मीटर) होगा।
- (v) सी.एन.जी. स्टेशनों के मामले में प्लॉट का न्यूनतम आकार पेट्रोलियम और विस्फोटक सुरक्षा संगठन (पी.ई.एस.ओ.) अथवा इसके लिए निर्धारित किसी अन्य सांविधिक निकाय द्वारा यथा-निर्धारित अनापत्ति प्रमाण-पत्र और मानदंड/मानकों के अधीन भिन्न हो सकता है।
- (vi) यदि प्लॉट का आकार उक्त (iv) में निर्धारित अधिकतम आकार से बड़ा हो, तो विकास नियंत्रण मानदण्ड अर्थात् एफ.ए.आर., कवरेज इत्यादि केवल 33 मीटर x 45 मीटर आकार के प्लॉट के मानदण्ड के समान लागू होंगे। प्लॉट के शेष क्षेत्र का रख-रखाव खुले हरित क्षेत्र (ओपन ग्रीन स्पेस) के रूप में किया जाएगा।
- (vii) प्लॉट की न्यूनतम दूरी सड़क चौराहों (रोड इंटर-सेक्शन) की मार्गाधिकार लाइन से निम्नानुसार होगी:
  - (क) 30 मी. मार्गाधिकार से कम वाली छोटी सड़कों के लिए- 50 मीटर।
  - (ख) 30 मी. अथवा अधिक मार्गाधिकार वाली बड़ी सड़कों के लिए-100 मीटर।
  - (ग) प्लॉट के सामने का भाग 30 मी. से कम नहीं होना चाहिए।
- (viii) एक स्थान पर ईंधन स्टेशनों के समूह से बचने के लिए और ईंधन स्टेशनों का एक समान वितरण करने के लिए समान श्रेणी (अर्थात् सी.एन.जी., पेट्रोल, डीजल अथवा कोई अन्य ईंधन) के दो ईंधन स्टेशनों के बीच न्यूनतम दूरी निम्नानुसार होनी चाहिए:
  - (क) सड़क के एक ही ओर (कैरिज-वे का विभाजन किए बिना) 1000 मी. से कम न हो।
  - (ख) सड़क के दूसरी ओर (कैरिज-वे के विभाजन सहित और मीडियन को तोड़े बिना) 500 मी. से कम न हो।
- (ix) भवन मानक के मानदण्ड तथा न्यूनतम सैट बैंक सक्षम प्राधिकारी तथा अग्निशमन एवं विस्फोटक सुरक्षा एजेंसियों द्वारा अनुमोदित किए जाने वाले मानक डिजाइन के अनुसार नियंत्रित किये जाएंगे।
- (x) ईंधन स्टेशन को स्थापित करने के लिए सामान्य शर्तें विद्यमान दिल्ली मुख्य योजना और भूतल परिवहन मंत्रालय एवं इंडियन रोड कांग्रेस (आई.आर.सी.: 12-2016) द्वारा निर्धारित मानदंडों अथवा उपर्युक्त (v) के अनुसार होंगी।
- (xi) यथा-लागू उपयोग परिवर्तन (कनवर्जन) शुल्क/प्रभार(लेवी) आवेदक के द्वारा सरकार द्वारा समय-समय पर अनुमोदित दरों के अनुसार देय होंगे।

- (xii) भवन नक्शे को अनुमोदन उस संबंधित स्थानीय निकाय/प्राधिकरण द्वारा एकीकृत भवन निर्माण उपविधि, 2016 में निर्धारित कार्य-पद्धति के अनुसार प्रदान किया जाएगा, जिसके क्षेत्राधिकार के अंतर्गत वह क्षेत्र आता है तथा यह अनुमोदन पुलिस उपायुक्त (लाइसेंसिंग), दिल्ली अग्निशमन सेवा, संबंधित स्थानीय निकाय, डी.पी.सी.सी. आदि सहित सभी सांविधिक प्राधिकरणों से अनापत्ति प्रमाण-पत्र /क्लीयरेंस प्राप्त करने की शर्त पर प्रदान किया जाएगा।

#### 4.0 अन्य शर्तें:

- (i) इन विनियमों को विद्यमान दिल्ली मुख्य योजना और एकीकृत भवन निर्माण उप-विधि के साथ पढ़ा जाएगा।
- (ii) इन विनियमों में प्रयुक्त सभी शब्द एवं अभिव्यक्ति, जो परिभाषित नहीं हैं, का अर्थ दिल्ली विकास अधिनियम, 1957 अथवा उक्त अधिनियम के अंतर्गत तैयार की गई और अनुमोदित की गई दिल्ली मुख्य योजना अथवा दिल्ली नगर निगम अधिनियम, 1957 अथवा एकीकृत भवन निर्माण उप-विधि, जैसा भी मामला हो, में दिये गये अर्थ के समान होगा।
- (iii) विवाद की स्थिति में विद्यमान दिल्ली मुख्य योजना के प्रावधान/शर्तें प्रचलित रहेंगी और ये विनियम माननीय न्यायालयों के आदेशों, यदि किसी विशिष्ट मामले में जारी किए गए हों, का अधिक्रमण नहीं करेंगे।
- (iv) इन विनियमों की व्याख्या से संबंधित किसी भी मामले को आवश्यक निदेशों और उचित कार्रवाई के लिए प्राधिकरण के समक्ष प्रस्तुत किया जाएगा।
- (v) ईंधन स्टेशनों का विकास संपूर्ण रूप से उक्त विनियमों द्वारा शासित किया जाएगा और ईंधन स्टेशनों हेतु दिनांक 04.07.2018 का निजी स्वामित्व वाली भूमि के नियोजित विकास को सक्षम करने हेतु विनियम लागू नहीं होंगे।

[फा. सं. 7(1)2018/एम.पी.]

डी. सरकार, आयुक्त एवं सचिव

### DELHI DEVELOPMENT AUTHORITY

#### NOTIFICATION

New Delhi, the 8th March, 2019

**S.O. 1244(E).**—In exercise of the powers conferred by sub-section (1) of Section 57 of the Delhi Development Act, 1957, and in supersession of the Notification No. S.O. 1395(E) dt. 27.09.2005, the Delhi Development Authority, with the previous approval of Central Government, hereby makes the following Regulations:

These Regulations shall be called "**Regulations for setting up of Fuel Stations on Privately owned Lands in National Capital Territory of Delhi.**"

- 1.0 "Fuel stations will be permitted on privately owned lands falling in all use zones of urban areas (including urban extension areas) and in agriculture areas/green belt except on land parcels falling in Zone 'O', Ridge, Regional Park, Reserved Forest areas, developed district/city/community parks, Monument Regulated Zones, unauthorized colonies and disputed land parcels wherein the land acquisition proceedings are pending/matter is sub-judice. However, CNG stations may be permitted in undeveloped recreational areas (with the exception of Ridge/Recreational Park) subject to all statutory clearances".

- 2.0 An area in respect of which there is no approved Layout Plan, the privately owned land pocket shall be governed by the provisions of the Master Plan/Zonal Development Plan. The same shall be appropriately incorporated in the layout plan as and when prepared by the concerned local body / Authority.
- 3.0 A Fuel Station located on all eligible land pockets shall be subject to the following norms and buildings standards:
- i) It shall be located on Master Plan / Zonal Plan existing / proposed roads of minimum 30-meter right of way (as per Master Plan / PWD / MCD / Revenue records). In case the plot is affected by the proposed road widening, the permission shall be given on the plot area left after leaving the portion of plot required for road widening and subject to fulfilling other requirements / standards.
  - ii) The use of the premises in the Fuel Stations so sanctioned will be for uses as permissible in prevailing Master Plan for Delhi.
  - iii) The land between the existing right of way boundary and the property line of the proposed retail outlet will be maintained as green buffer zone. No construction will be allowed in this area except approach roads to the retail outlet site.
  - iv) The plot size for such Fuel Stations will be as per prevailing Master Plan with a minimum of 30 m x 36 m and maximum of 33 m x 45 m (75m X 40m for CNG mother station as per requirement).
  - v) In case of CNG stations, the minimum size of the plot may vary subject to the NOC and norms / standards as prescribed by the Petroleum and Explosives Safety Organisation (PESO) or any other statutory body defined for the same.
  - vi) In case the plot size is larger than the maximum size prescribed in (iv) above, the development control norms i.e. FAR, Coverage etc. shall be as applicable to the plot size of 33 m x 45 m only. The remaining areas of the plot shall be maintained as open green space.
  - vii) The minimum distance of plot from the ROW line of road intersections shall be as follows:
    - a) For minor roads having less than 30m R/W – 50 m
    - b) For major roads having R/W of 30m or more – 100 m
    - c) Frontage of the plot should be not less than 30 m
  - viii) In order to avoid clustering of Fuel Stations at a locality and to facilitate uniform distribution of the fuel stations, the minimum distance between the two Fuel Stations of similar category (i.e. CNG, Petrol, Diesel or any other fuel) should be as follows:
    - a) Not less than 1000 m on the same side of the road (without divided carriageway).
    - b) Not less than 500 m on the other side of the road (with divided carriageway and without breaks in median).
  - ix) The norms of building standard and minimum setbacks shall be regulated according to the standard design to be approved by the Competent Authority and the Fire and Explosive Safety Agencies.
  - x) The general conditions for setting up of Fuel Station shall be in accordance with the norms laid down by prevailing Master Plan of Delhi and also the Ministry of Surface Transport and the Indian Roads Congress (IRC: 12-2016) or as per (v) above.
  - xi) The use conversion fee / levies as applicable, shall be payable by the applicant as per the rates approved by the Government from time to time.
  - xii) The approval of the building plan shall be given by the concerned local body / Authority under whose jurisdiction the area falls, as per laid down procedure in UBBL, 2016 subject to NOC / clearances from all the statutory authorities including the Dy. Commissioner of Police (Licensing), Delhi Fire Service, the concerned local body, DPCC etc.

**4.0 Other Conditions:**

- i. These Regulations are to be read along with the prevailing Master Plan for Delhi (MPD) and Unified Building Bye Laws (UBBL).
- ii. All words and expressions used in these Regulations, but not defined shall have the meaning as assigned to them in the Delhi Development Act, 1957 or the MPD prepared and approved under the said Act or the Delhi Municipal Corporation (DMC) Act, 1957 or the UBBL, as the case may be.
- iii. In case of conflict, the provisions/stipulations of prevailing MPD shall prevail and these Regulations shall not supersede orders of the Hon'ble Courts, if issued in any specific case.
- iv. Any issues relating to the interpretation of these Regulations shall be referred to the Authority for necessary directions and appropriate action.
- v. The development of fuel stations shall be entirely governed by the said regulations and the regulations to enable planned development of privately owned land dated 04.07.2018 shall not be applicable for fuel stations.

[F. No.7(1)2018 /MP]

D. SARKAR, Commissioner-Cum-Secy.

ITEM NO.: /2022

**Subject: Proposal for rejection of planning permission for CNG station on Private Land Khasra No. 158/20, Village Bawana, main Khanjhwala - Bawana road, New Delhi.**

**E-File No: PLG/LP/0001/2022/N/FSTN-AD(PLG-LP/ZONE N) (Comp. No. 44394)**

## **1. BACKGROUND**

1.1 CL Branch vide E-file LD/CL/0005/2021/CNG/F13-COMMERCIAL LAND (Comp. No. 11874) has forwarded the request received from **M/s Laxmi CNG Station** for grant of NOC for setting up CNG Station on private land at **Kh. No. 158/20, Village Bawana, Delhi** to Planning Deptt. with the request to examine the case as per policy/ regulations.

1.2 Accordingly the matter was examined in pursuance to Regulations S.O. 1244 dated 08.03.2019, Modalities dated 06.12.2019 issued by CL Branch, Note dt. 20.02.2020 issued by MP & DC Section and decisions w.r.t. grant of NOC / permission for fuel stations considered in 4<sup>th</sup>, 7<sup>th</sup> & 9<sup>th</sup> Technical Committee Meeting held on 20.07.2020, 05.10.2020 & 04.12.2020 respectively for streamlining the process.

## **2. EXAMINATION**

2.1 A Joint Site Inspection was held on 16.07.2021 and 07.09.2021. The proposed khasra is located on a four-lane 15 mt. (approx.) wide existing Khanjawala - Bawana road with divided carriageway. The tentative location of the proposed site as per notified ZDP Zone N is placed at **Annexure A**.

2.2 Based on superimposition of the khasra u/r on the satellite imagery and ZDP, Zone N, it is observed that :

- The Linear Layout Plan and other related documents submitted by the applicant are with the assumption that the existing 15 mt. (approx.) wide Khanjawala- Bawana road is proposed UER-I (80 mt. RoW). However, Khanjawala- Bawana road at the proposed location is not a proposed ZDP road as per notified ZDP, Zone N.
- The proposed site/khasra on its southern side majorly lies within the RoW of proposed 60 mt. ZDP road forming an intersection with the existing 15 mts approach road. The map showing the location and distance of proposed site / khasra from the proposed intersection, and extent of site available for proposed CNG/Fuel station is placed as **Annexure- B**.

2.3 In view of the above facts, the proposed site for fuel station does not fulfill the following eligibility criteria as per planning parameters laid down in regulations dt. 08.03.2019 (refer regulations placed as **Annexure- C**):

- a. The proposed site is presently accessible through existing 15 mt. Khanjawala-Bawana road, whereas, it should be approachable by MP/ZDP existing/ proposed road of minimum 30 mt. RoW. **(Clause 3 (i) of the Regulations)**
- b. The proposed site (as per the Linear Layout Plan submitted), is at a distance of 30 mts (approx) from the proposed intersection, whereas the minimum distance

of the fuel station from the intersection should at least be 50 mts. (Clause 3 (vii) of the Regulations)

- c. The area available after leaving the affected portion required for proposed 60 mts ZDP Road and in compliance to Clause 3 (vii) is approx 170 sq.mts which should at least be 1080 sqm (30 m X 36m) as per Clause 3(iv) of the Regulations.

### 3. PROPOSAL

In view of the examination at Para 2.0 above, since the proposed site does not conform to para 3 (i), (iv) & (vii) of the Regulations dated 08.03.2019, the planning permission for setting up CNG station on Pvt. Land at Kh. No.158/20, Village Bawana, New Delhi cannot be granted.

### 4. RECOMMENDATION

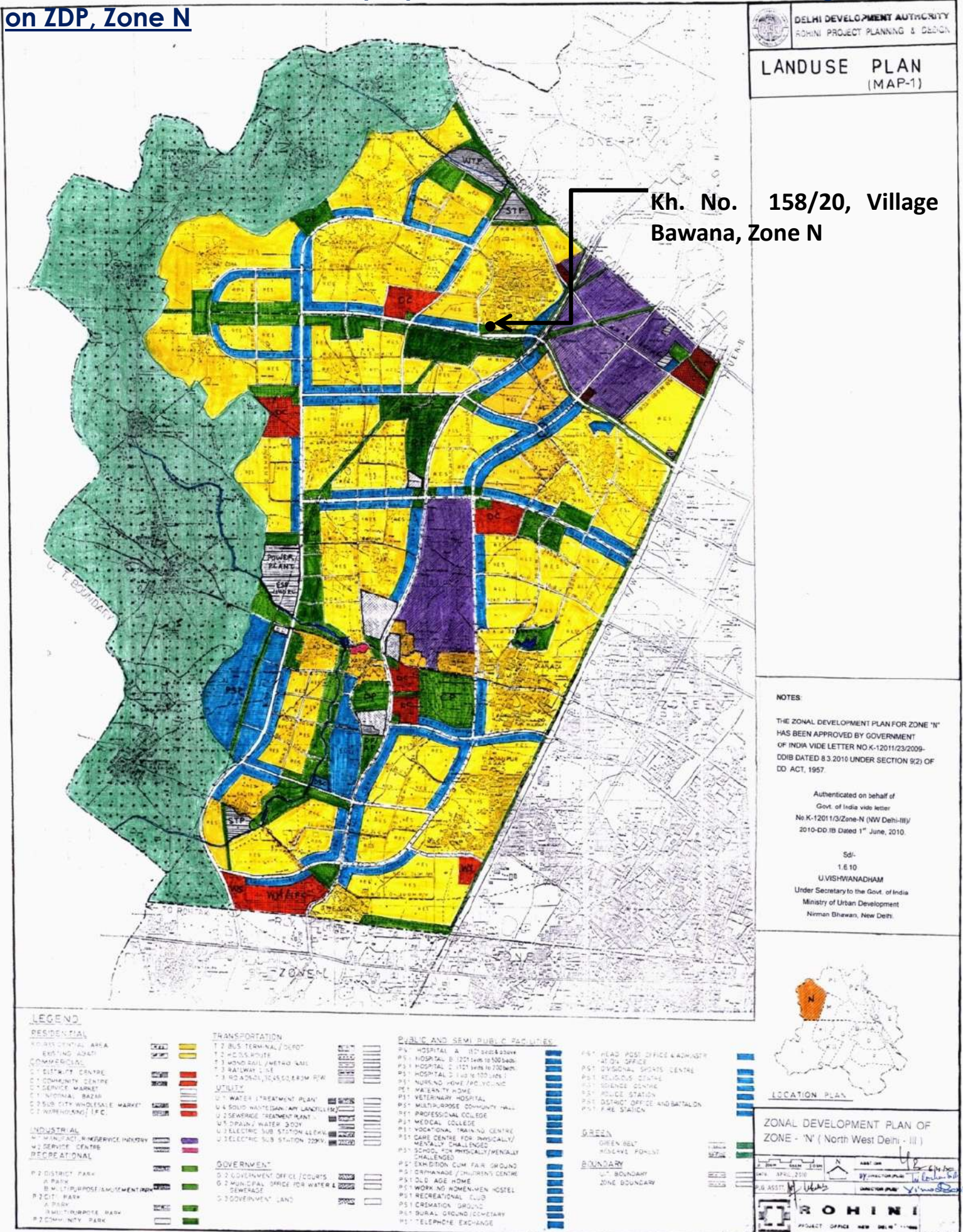
The proposal as contained in Para 3 above is placed before the Technical Committee for consideration please.

  
Asstt. Director (Plg.),  
Land Policy/Zone N

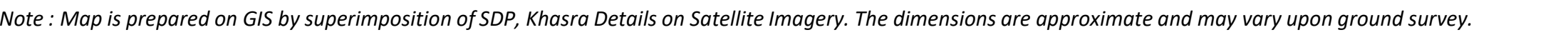
  
Dy. Director / Director (Plg.)  
(Addl. Charge)  
Land Policy/Zone N & P-II

  
Addl. Commissioner  
(Plg.)-IV  
Land Pooling

**on ZDP, Zone N**



409613/2022/AD(PLG-LP/ZONE N)



रजिस्ट्री सं० डी० एल०-33004/99

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# भारत का राजपत्र The Gazette of India



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दिल्ली विकास प्राधिकरण

अधिसूचना

नई दिल्ली, 8 मार्च, 2019

का.आ. 1244(अ).—दिल्ली विकास अधिनियम, 1957 की धारा 57 की उप-धारा (1) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए और अधिसूचना संख्या का.आ.1395(अ) दिनांक 27.09.2005 का अधिकरण करते हुए दिल्ली विकास प्राधिकरण के पूर्व अनुमोदन से एतद्वारा निम्नलिखित विनियम लागू होता है:

इस विनियमों को "राष्ट्रीय राजधानी क्षेत्र दिल्ली में निजी स्वामित्व वाली भूमि पर ईंधन स्टेशन स्थापित करने हेतु विनियम" कहा जाएगा।

- 1.0 "ईंधन स्टेशनों की अनुमति शहरी क्षेत्रों (शहरी विस्तार क्षेत्रों सहित) के सभी उपयोग जोनों और कृषि क्षेत्रों/हरित पट्टी में आने वाली निजी स्वामित्व वाली भूमि पर दी जाएगी, जो जोन 'ओ' में आने वाले भूखण्डों, रिज क्षेत्रीय पार्क, आरक्षित वन क्षेत्र, विकसित जिला/नगर/सामुदायिक पार्कों, स्मारक नियमित क्षेत्रों, अनधिकृत कॉलोनियों तथा ऐसे विवादित भूखण्ड, जिनके मामले में भूमि अधिग्रहण कार्यवाही लंबित है/मामला निर्णयाधीन है, को छोड़कर दी जाएगी। तथापि, सी.एन.जी. स्टेशनों की अनुमति अविकसित मनोरंजनात्मक क्षेत्रों में (रिज/मनोरंजनात्मक पार्क को छोड़कर) सभी सांविधिक अनापत्तियों की शर्त पर दी जा सकती है।"
- 2.0 ऐसा क्षेत्र, जिसके संबंध में कोई अनुमोदित ले-आउट प्लान नहीं है, वहाँ निजी स्वामित्व वाली भूमि पोकेट मुव्व योजना/क्षेत्रीय विकास योजना के प्रावधानों द्वारा शासित होगी। इन्हें ले-आउट प्लान में उचित रूप से शामिल किया जाएगा, जब ले-आउट प्लान संबंधित स्थानीय निकाय/प्राधिकरण द्वारा तैयार किया जाएगा।
- 3.0 सभी प्राच-भूखण्डों पर अवस्थित ईंधन स्टेशन निम्नलिखित मानदण्डों और भवन-निर्माण मानकों की शर्त के अधीन होंगे:

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[PART II—SEC. 3(ii)]

- (i) यह मुख्य योजना/क्षेत्रीय योजना की न्यूनतम 30 मीटर मार्गाधिकार वाली विद्यमान/प्रस्तावित सड़क (मुख्य योजना/लोक निर्माण विभाग/दिल्ली नगर निगम/राजस्व रिकॉर्ड के अनुसार) पर अवस्थित होगा। यदि प्लॉट प्रस्तावित सड़क को चौड़ा करने से प्रभावित होता है, तो अनुमति सड़क को चौड़ा करने के लिए प्लॉट के अपेक्षित भाग को छोड़ने के बाद बचे हुए प्लॉट क्षेत्र पर अन्य अपेक्षाओं/मानकों को पूरा करने की शर्त पर दी जाएगी।
- (ii) संस्कीकृत ईंधन स्टेशनों के परिसरों का उपयोग विद्यमान दिल्ली मुख्य योजना में यथा-अनुमेय उपयोगों के लिए किया जाएगा।
- (iii) मौजूदा मार्गाधिकार की सीमा और प्रस्तावित रिटेल आउटलेट की प्रॉपर्टी लाइन के बीच की भूमि का रख-रखाव ग्रीन बफर जोन के रूप में किया जाएगा। इस क्षेत्र में रिटेल आउटलेट स्थल तक पहुँच मार्ग को छोड़कर किसी अन्य निर्माण-कार्य की अनुमति नहीं दी जाएगी।
- (iv) ऐसे ईंधन स्टेशनों के प्लॉट का आकार विद्यमान मुख्य योजना के अनुसार न्यूनतम 30 मीटर x 36 मीटर और अधिकतम 33 मीटर x 45 मीटर (आवश्यकता के अनुसार सी.एन.जी. मटर स्टेशन के लिए 75 मीटर x 40 मीटर) होगा।
- (v) सी.एन.जी. स्टेशनों के मामले में प्लॉट का न्यूनतम आकार पेट्रोलियम और विस्फोटक सुरक्षा संगठन (पी.ई.एस.ओ.) अथवा इसके लिए निर्धारित किसी अन्य सांविधिक निकाय द्वारा यथा-निर्धारित अनापत्ति प्रमाणपत्र और मानदंड/मानकों के अधीन भिन्न हो सकता है।
- (vi) यदि प्लॉट का आकार उक्त (iv) में निर्धारित अधिकतम आकार से बड़ा हो, तो विकास नियंत्रण मानदंड अर्थात् एफ.ए.आर., कवरेज इत्यादि केवल 33 मीटर x 45 मीटर आकार के प्लॉट के मानदंड के समान लागू होंगे। प्लॉट के शेष क्षेत्र का रख-रखाव खुले हरित क्षेत्र (ओपन ग्रीन स्पेस) के रूप में किया जाएगा।
- (vii) प्लॉट की न्यूनतम दूसरी सड़क चौड़ाई (रोड इंटर-सेक्शन) की मार्गाधिकार लाइन से निम्नानुसार होगी:
  - (क) 30 मी. मार्गाधिकार से कम वाली छोटी सड़कों के लिए- 50 मीटर।
  - (ख) 30 मी. अथवा अधिक मार्गाधिकार वाली बड़ी सड़कों के लिए- 100 मीटर।
  - (ग) प्लॉट के सामने का भाग 30 मी. से कम नहीं होता चाहिए।
- (viii) एक स्थान पर ईंधन स्टेशनों के समूह से बचने के लिए और ईंधन स्टेशनों का एक समान वितरण करने के लिए समान धैर्य (अर्थात् सी.एन.जी., पेट्रोल, डीजल अथवा कोई अन्य ईंधन) के दो ईंधन स्टेशनों के बीच न्यूनतम दूरी निम्नानुसार होनी चाहिए:
  - (क) सड़क के एक ही ओर (कैरिज-वे का विभाजन किए बिना) 1000 मी. से कम न हो।
  - (ख) सड़क के दूसरी ओर (कैरिज-वे के विभाजन सहित और सीडियन को तोड़े बिना) 500 मी. से कम न हो।
- (ix) भवन मानक के मानदंड तथा न्यूनतम सैट बैक सक्षम प्रा.प.ग.री तथा अग्निसमन एवं विस्फोटक सुरक्षा एजेंसियों द्वारा अनुमोदित किए जाने वाले मानक डिजाइन के अनुसार नियंत्रित किये जाएंगे।
- (x) ईंधन स्टेशन को स्थापित करने के लिए सामान्य शर्तें विद्यमान दिल्ली मुख्य योजना और भूतल परिवहन मंत्रालय एवं इंडियन रोड कांग्रेस (आई.आर.सी.: 12-2016) द्वारा निर्धारित मानदंडों अथवा उपर्युक्त (v) के अनुसार होंगी।
- (xi) यथा-लागू उपयोग परिवर्तन (कनवर्शन) शुल्क/प्रभार(लेवी) आदि के द्वारा सरकार द्वारा समय-समय पर अनुमोदित दरों के अनुसार देय होंगे।

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[भाग II-खण्ड 3(ii)]

भारत का राजपत्र : असाधारण

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- (xii) भवन नक्शे को अनुमोदन उस संबंधित स्थानीय निकाय/प्राधिकरण द्वारा एकीकृत भवन निर्माण उपविधि, 2016 में निर्धारित कार्य-पद्धति के अनुसार प्रदान किया जाएगा, जिसके क्षेत्राधिकार के अंतर्गत वह क्षेत्र आता है तथा यह अनुमोदन पुलिस उपायुक्त (लाइसेंसिंग), दिल्ली अधिशमन सेवा, संबंधित स्थानीय निकाय, डी.पी.सी.सी., आदि सहित सभी सांविधिक प्राधिकरणों से अनापत्ति प्रमाण-पत्र/क्लीयरेंस प्राप्त करने की शर्त पर प्रदान किया जाएगा।

## 4.0 अल्प शर्तें:

- (i) इन विनियमों को विद्यमान दिल्ली मुख्य योजना और एकीकृत भवन निर्माण उप-विधि के साथ पढ़ा जाएगा।
- (ii) इन विनियमों में प्रयुक्त सभी शब्द एवं अभिव्यक्ति, जो परिभाषित नहीं हैं, का अर्थ दिल्ली विकास अधिनियम, 1957 अथवा उक्त अधिनियम के अंतर्गत तैयार की गई और अनुमोदित की गई दिल्ली मुख्य योजना अथवा दिल्ली नगर निगम अधिनियम, 1957 अथवा एकीकृत भवन निर्माण उप-विधि, जैसा भी मामला हो, में दिये गये अर्थ के समान होगा।
- (iii) विवाद की स्थिति में विद्यमान दिल्ली मुख्य योजना के प्रावधान/शर्तें प्रचलित रहेंगी और ये विनियम माननीय न्यायालयों के आदेशों, यदि किसी विशिष्ट मामले में जारी किए गए हों, का अधिकरण नहीं करेंगे।
- (iv) इन विनियमों की व्याख्या से संबंधित किसी भी मामले का आवश्यक निर्देश और उचित कार्रवाई के लिए प्राधिकरण के समक्ष प्रस्तुत किया जाएगा।
- (v) इंधन स्टेशनों का विकास संपूर्ण रूप से उक्त विनियमों द्वारा शासित किया जाएगा और इंधन स्टेशनों हेतु दिनांक 04.07.2018 का निजी स्वामित्व वाली भूमि के नियोजित विकास को सक्षम करने हेतु विनियम लागू नहीं होंगे।

[फॉ. सं. 7(1)2018/एम.पी.]

डी. सरकार, आयुक्त एवं सचिव

**DELHI DEVELOPMENT AUTHORITY  
NOTIFICATION**

New Delhi, the 8th March, 2019

S.O. 1244(E).—In exercise of the powers conferred by sub-section (1) of Section 57 of the Delhi Development Act, 1957, and in supersession of the Notification No. S.O. 1395(E) dt. 27.09.2005, the Delhi Development Authority, with the previous approval of Central Government, hereby makes the following Regulations:

These Regulations shall be called "*Regulations for setting up of Fuel Stations on Privately owned Lands in National Capital Territory of Delhi.*"

- 1.0 "Fuel stations will be permitted on privately owned lands falling in all use zones of urban areas (including urban extension areas) and in agriculture areas/green belt except on land parcels falling in Zone 'O', Ridge, Regional Park, Reserved Forest areas, developed district/city/community parks, Monument Regulated Zones, unauthorized colonies and disputed land parcels wherein the land acquisition proceedings are pending/matter is sub-judice. However, CNG stations may be permitted in undeveloped recreational areas (with the exception of Ridge/Regional Park) subject to all statutory clearances".

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## THE GAZETTE OF INDIA : EXTRAORDINARY

[PART II—SEC. 3(ii)]

- 2.0 An area in respect of which there is no approved Layout Plan, the privately owned land pocket shall be governed by the provisions of the Master Plan/Zonal Development Plan. The same shall be appropriately incorporated in the layout plan as and when prepared by the concerned local body / Authority.
- 3.0 A Fuel Station located on all eligible land pockets shall be subject to the following norms and buildings standards:
- i) It shall be located on Master Plan / Zonal Plan existing / proposed roads of minimum 30 meter right of way (as per Master Plan / PWD / MCD / Revenue records). In case the plot is affected by the proposed road widening, the permission shall be given on the plot area left after leaving the portion of plot required for road widening and subject to fulfilling other requirements / standards.
  - ii) The use of the premises in the Fuel Stations so sanctioned will be for uses as permissible in prevailing Master Plan for Delhi.
  - iii) The land between the existing right of way boundary and the property line of the proposed retail outlet will be maintained as green buffer zone. No construction will be allowed in this area except approach roads to the retail outlet site.
  - iv) The plot size for such Fuel Stations will be as per prevailing Master Plan with a minimum of 30 m x 36 m and maximum of 33 m x 45 m (75m X 40m for CNG mother station as per requirement).
  - v) In case of CNG stations, the minimum size of the plot may vary subject to the NOC and norms / standards as prescribed by the Petroleum and Explosives Safety Organisation (PESO) or any other statutory body defined for the same.
  - vi) In case the plot size is larger than the maximum size prescribed in (iv) above, the development control norms i.e. FAR, Coverage etc. shall be as applicable to the plot size of 33 m x 45 m only. The remaining areas of the plot shall be maintained as open green space.
  - vii) The minimum distance of plot from the ROW line of r. a / intersections shall be as follows:
    - a) For minor roads having less than 30m R/W — 50 m
    - b) For major roads having R/W of 30m or more — 100 m
    - c) Frontage of the plot should be not less than 30 m
  - viii) In order to avoid clustering of Fuel Stations at a locality and to facilitate uniform distribution of the fuel stations, the minimum distance between the two Fuel Stations of similar category (i.e. CNG, Petrol, Diesel or any other fuel) should be as follows:
    - a) Not less than 1000 m on the same side of the road (without divided carriageway).
    - b) Not less than 500 m on the other side of the road (with divided carriageway and without breaks in median).
  - ix) The norms of building standard and minimum setbacks shall be regulated according to the standard design to be approved by the Competent Authority and the Fire and Explosive Safety Agencies.
  - x) The general conditions for setting up of Fuel Station shall be in accordance with the norms laid down by prevailing Master Plan of Delhi and also the Ministry of Surface Transport and the Indian Roads Congress (IRC: 12-2016) or as per (v) above.
  - xi) The use conversion fee / levies as applicable, shall be payable by the applicant as per the rates approved by the Government from time to time.
  - xii) The approval of the building plan shall be given by the concerned local body / Authority under whose jurisdiction the area falls, as per laid down procedure in UBBL, 2016 subject to NOC / clearances from all the statutory authorities including the Dy. Commissioner of Police (Licensing), Delhi Fire Service, the concerned local body, DPCC etc.

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[भाग II-खण्ड 3(ii)]

भारत का राजपत्र : असाधारण

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## 4.0 Other Conditions:

- i. These Regulations are to be read along with the prevailing Master Plan for Delhi (MPD) and Unified Building Bye Laws (UBBL).
- ii. All words and expressions used in these Regulations, but not defined shall have the meaning as assigned to them in the Delhi Development Act, 1957 or the MPD prepared and approved under the said Act or the Delhi Municipal Corporation (DMC) Act, 1957 or the UBBL, as the case may be.
- iii. In case of conflict, the provisions/stipulations of prevailing MPD shall prevail and these Regulations shall not supersede orders of the Hon'ble Courts, if issued in any specific case.
- iv. Any issues relating to the interpretation of these Regulations shall be referred to the Authority for necessary directions and appropriate action.
- v. The development of fuel stations shall be entirely governed by the said regulations and the regulations to enable planned development of privately owned land dated 04.07.2018 shall not be applicable for fuel stations.

[F. No. 7(1)2018 /MP]

D. SARKAR, Commissioner-Cum-Secy.

**दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY**

**AGENDA FOR TECHNICAL COMMITTEE MEETING**

**Subject: Standard Operating Procedure (SOP) and Application Format for processing the approval of Layout Plans in Unauthorised Colonies under Development Control Norms for Unauthorised Colonies notified vide S.O. No. 1014(E) dated 08.03.2022**

**E-File No.: PLG/MP/0328/2022/F-22/**

**1.0 BACKGROUND**

- 1.1 National Capital Territory of Delhi (Recognition of Property Rights of Residents in Unauthorised Colonies) Regulations, 2019 were notified by MoHUA, GoI vide G.S.R. 814(E) dated 29.10.2019. Accordingly, PM-UDAY (Prime Minister – Unauthorized Colonies in Delhi Awas Adhikar Yojana) Scheme was introduced to confer the ownership or transfer/ mortgage rights to the residents of 1731 Unauthorised Colonies in Delhi.
- 1.2 As per Para 5. (8) of the above Regulations dated 29.10.2019, Development Control Norms (DCN) for Unauthorised Colonies in Delhi were notified as a part of modification to MPD-2021 vide S.O. 1014(E) dated 08.03.2022 (**Annexure I**).
- 1.3 As per the notified DCN mentioned above, Developer Entity (DE) or constituent land owners / residents or RWAs are to submit proposal for approval of 'Regeneration Scheme' or 'Regularization Plan of UC / part UC as mentioned in the following clauses:  

***"Clause A. UC Regeneration Scheme***  
*(i) UC Regeneration Scheme shall be prepared by a Developer Entity (DE) or constituent land owners or RWAs, coming together as a DE, through a legally enforceable agreement.*

***Clause B. Regularization of Existing Unauthorized Colonies***  
*(i) UCs/ part UCs that fulfill the minimum conditions set out in Para 4.2.2.3 B sub para (ii) will have the option of getting their existing Layout Plans regularized. Thereafter, individual land owners may proceed for approval of revised building plan sanction for any regularization/ addition / alteration / new construction from the concerned local body subject to all statutory clearances w.r.t. relevant provisions of building bye laws, structural safety, fire safety etc."*
- 1.4 In order to facilitate the DE / RWAs / residents, a standard operating procedure is required for processing the approval of Layout Plan (LOP) as per the notified DCN.

## 2.0 EXAMINATION.

- 2.1 Unlike other Policies under the Master Plan such as Land Pooling Policy, ToD Policy etc. where Regulations were notified for enabling the effective implementation of the policy, as on date there is no Regulations / defined process / mechanism for implementation of the DCN for Unauthorized Colonies.
- 2.2 In view of above, 'Standard Operating Procedure (SOP) and Application Format' have been prepared for the following:
- (a) Process / steps to be followed by the DE / RWAs / residents etc. for preparation of LOP and details of submission based on the applicability of the DCN / eligibility criteria.
  - (b) Procedure to be followed by concerned government departments / agencies and documents required for approval of the regeneration scheme / layout plan for regularization of Unauthorized Colonies / Part Unauthorized Colonies.
  - (c) The following are the broad process / provisions contained under the draft 'Standard Operating Procedure (SOP)':
    - i. The approval of Layout Plan for Regeneration / Regularisation shall be processed by DDA in 'development areas' and MCD in 'non-development areas' in two stages.
    - ii. In the first stage, the applicant shall be required to submit a conceptual layout plan and services plan to DDA / MCD for scrutiny and examination. The matter shall be processed under single window system and the application shall also be forwarded to the concerned agencies for their observations / NOC.
    - iii. After incorporating all the observations, the applicant shall be required to submit the final layout plan and services plan along with NOCs from respective departments and concerned service providing agencies. Thereafter, the building plans shall be sanctioned by the Building Section, DDA / MCD in their respective areas of jurisdiction.
    - iv. The Scrutiny charges are fixed @ ₹ 25 per sqm of land area and in case of any revisions in the final LOP, the additional processing fee shall be @ ₹ 5 per sqm of land area.
- 2.3 The draft 'Standard Operating Procedure (SOP) and Application Format' were forwarded to Legal Department, DDA & PM-UDAY Cell, DDA for comments / observations. In this regard, the comments / observations as received from the Legal Department, DDA vide note dated 02.11.2022 have been suitably incorporated in the draft Application Format.
- 2.4 The comments / observations from PM-UDAY Cell, DDA are awaited on the following issues:
- i. Applicability of the types of ownership documents specified under Pt. A Sl. No. 24 of the draft application format (i.e. Conveyance Deed & Authorisation Slip issued by PM-UDAY, registered sale document, GPA, ATS & any other documents) for any scheme / plot in unauthorised colonies.

- ii. Documents to be submitted by the land owners for verification in case of GPA + ATS + any other documents so that the same can be incorporated in the Annexure A of the draft application format.
- iii. Verification of all the above documents by PM-UDAY Cell after receiving the application including the details regarding ownership, the boundaries and existing vacant plots / land status i.e. Government / DDA land in the unauthorised colony / part unauthorised colony.
- iv. Exclusion of the land owner(s) whose land parcel(s) falls within Ridge / Regional Park as per MPD under PM-UDAY Scheme.

2.5 In addition to above, as the DCN is silent regarding eligibility / applicability of the DCN in specific areas as per MPD-2021, it is opined that in order to bring out clarity and avoid ambiguity while approving the layout plans the following be included in the notified DCN of MPD:

- (a) Areas to be excluded from the process of approval of LOP for Regularisation / Regeneration in Unauthorised Colonies in consonance with the provisions of MPD-2021.
- (b) Applicability of Low-Density Residential Area (LDRA) provisions as per MPD-2021 on the unauthorized colonies falling under villages declared as LDRA.

### 3.0 PROPOSAL

- 3.1 Based on the above examination, the draft 'Standard Operating Procedure (SOP) and Application Format' for processing the approval of Layout Plans in Unauthorised Colonies is annexed as **Annexure II**.
- 3.2 The observations of PM-UDAY Cell, DDA shall be incorporated appropriately in the draft 'Standard Operating Procedure (SOP) and Application Format'.
- 3.3 Processing of revisions in the Master Plan for Delhi as per Para 2.5 above.

### 4.0 RECOMMENDATIONS

Proposal as contained in Para 3.0 above is placed before the Technical Committee for consideration and approval.

  
Director (Plg.)  
UC&J

  
Dy. Director (Plg.)  
UC&J

  
Asstt. Director (Plg.)  
UC&J

**MINISTRY OF HOUSING AND URBAN AFFAIRS**  
**(Delhi Division)**  
**NOTIFICATION**

New Delhi, the 8th March, 2022

**S.O. 1014(E).**—Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 were published in the Gazette of India, Extraordinary, as Public Notice vide No. S.O. 93 (E) dated 08.01.2021 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/ suggestions as required by sub-section (3) of Section 11A of the said Act, within forty five days from the date of the said notice.

2. Whereas, objections/ suggestions received with regard to the proposed modifications have been considered by the Board of Enquiry and Hearing, set up by the Delhi Development Authority and also approved in the meeting of Delhi Development Authority.

3. Whereas, the Central Government has, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi-2021.

4. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modifications in the said Master Plan for Delhi-2021 with effect from the date of publication of this Notification in the Gazette of India:

**Modifications:**

S. No.	Existing Provisions – MPD2021	Amendments to MPD 2021
	<b>Chapter 4.0 SHELTER</b>	
1.	<b>4.2.2.2 Traditional and Unplanned Areas – B. Unauthorised / Regularised Unauthorised Colonies</b>	
	i. Physical: Plans for provision of services shall be prepared by the concerned local bodies. ii. Social: For provision of social facilities, reduced space standards shall be adopted. Depending on the availability of land, facilities like community hall, dispensary etc. can be grouped together. a)..... to d)....	<i>“Deleted”</i>
2.	<b>4.2.2.3 Development Control Norms for Unauthorised Colonies</b>	
		These Development Control Norms shall be applicable to Unauthorized Colonies (UCs) covered under ‘National Capital Territory of Delhi (Recognition of Property Rights of Residents in Unauthorized Colonies)’ Regulations, 2019 notified on 29.10.2019. The norms have been formulated based on the following: i. A large number of residents live in rental accommodation in the UCs, therefore the norms facilitate continued availability of affordable rental housing. ii. Provision of differentiated norms to facilitate adequate infrastructure and services in these areas and improve the quality of built environment.

		<p>iii. Two alternative to undertake upgradation and improvement of the existing physical and socio-economic conditions in Eligible UCs/part UCs:</p> <p>a. UC Regeneration Scheme- by incentivizing, amalgamation of plots and ensuring participation of the inhabitants as defined in Para 4.2.2.3A.</p> <p>b. Regularization of existing colonies - that meet certain minimum planning requirements as defined in Para 4.2.2.3B.</p>												
		<p><b>A. UC Regeneration Scheme</b></p> <p>i. UC Regeneration Scheme shall be prepared by a Developer Entity (DE) or constituent land owners or RWAs, coming together as a DE, through a legally enforceable agreement.</p> <p>ii. The DE shall get the Layout and Services Plan prepared in consultation with the concerned authority for approval.</p> <p>iii. The approval shall comprise of the following two stages:</p> <p>a. DE shall obtain the approval of Layout Plan for UC Regeneration Scheme for entire or part UC</p> <p>b. Individual approvals/sanctions for building plans as per UBBL provisions.</p> <p>iv. <b>Direct access to the site should be from minimum 12m RoW (at least along 10% of the perimeter of the UC Regeneration Scheme or 25 m, whichever is higher).</b></p> <p>v. <b>In case such access is not available, a road of 12m RoW may be provided on at least one side of the proposed layout plan and land required for the said road shall be shared on prorata basis. Such road must be connected to an existing road of minimum 12m RoW.</b></p> <p>vi. Amalgamation and reconstitution of plots shall be permitted for preparing and implementing UC Regeneration Schemes as follows:</p> <table border="1"> <tr> <td>a.</td><td>Level 1:</td><td>2,000sqm - up to 3,000 sq.m.</td></tr> <tr> <td>b.</td><td>Level 2:</td><td>More than 3,000 - up to 5,000 sq.m.</td></tr> <tr> <td>c.</td><td>Level 3:</td><td>More than 5,000 - up to 10,000 sq.m.</td></tr> <tr> <td>d.</td><td>Level 4:</td><td>More than 10,000 sq.m</td></tr> </table> <p>vii. All UC Regeneration Schemes shall provide setbacks as per Para 4.2.2.3 A sub para (xviii). These setbacks shall be utilised for widening or development of roads to fulfill the access conditions for neighbouring UCs/part UCs to come forward with UC Regeneration Schemes.</p> <p>viii. UC Regeneration Schemes shall maintain regular shape and boundary to the extent possible.</p> <p>ix. <b>In case of UC Regeneration Scheme of part UC, the identified area under Layout Plan should be surrounded by physical features such as roads, drains etc. The proposal should ensure that connectivity, including basic services, are available and network continuity is maintained in the adjoining UC.</b></p> <p>x. Two or more adjoining UCs/ part UCs may be brought under a single UC Regeneration Scheme.</p> <p>xi. UC Regeneration Schemes may also include <b>contiguous</b> additional area (not notified as UC) outside the boundary of the UC, if the land owners on both sides agree to plan in an integrated manner. This additional area shall not be more than 25% area of the identified unauthorized colony. <b>The development control norms applicable (i.e. FAR &amp; ground coverage) on this additional area shall be in consonance with its existing land use. Development Control norms of UC Regeneration scheme shall not be applicable on this</b></p>	a.	Level 1:	2,000sqm - up to 3,000 sq.m.	b.	Level 2:	More than 3,000 - up to 5,000 sq.m.	c.	Level 3:	More than 5,000 - up to 10,000 sq.m.	d.	Level 4:	More than 10,000 sq.m
a.	Level 1:	2,000sqm - up to 3,000 sq.m.												
b.	Level 2:	More than 3,000 - up to 5,000 sq.m.												
c.	Level 3:	More than 5,000 - up to 10,000 sq.m.												
d.	Level 4:	More than 10,000 sq.m												

		<p><b>additional area; however, setbacks for the scheme area as per para (xviii) shall be applicable.</b></p> <p>xii. Public areas such as roads, open spaces, drains, etc. may be included in Levels 3 and 4 schemes for integrated planning. The area under public facilities shall not be considered for computation of permissible FAR and ground coverage. Such areas may be reconfigured as part of the UC Regeneration Scheme provided:</p> <p>a. The area provided for roads, streets, parks, drains etc. is equal or more than the area under such existing features within the scheme area.</p> <p>b. Equivalent area of any Government land included in the scheme is retained and NOC is obtained from the concerned land owning agency.</p> <p>c. Public areas like public parks and roads are handed over to the concerned public agency and kept open to public at all times.</p> <p>xiii. The land use of the Regeneration Schemes shall be ‘Residential’.</p> <p>xiv. Any requirement for maintaining affordable rental housing units shall be met as per specific policy/regulations adopted for Delhi under the national scheme for the same.</p> <p>xv. FAR for a UC Regeneration Scheme shall be calculated as follows:</p> <p>a. Permissible FAR for each constituent plot shall be as per the table below</p> <table><tr><th>Area of plot (sq.m.)</th><th>Permissible FAR*</th></tr><tr><td>Up to 175</td><td>350</td></tr><tr><td>175 up to 250</td><td>300</td></tr><tr><td>250 up to 750</td><td>250</td></tr><tr><td>750 up to 1500</td><td>225</td></tr><tr><td>1500 and above</td><td>200</td></tr></table> <p><i>*In case the computed built area for a plot is less than that permitted in a lower category plot, the maximum built area of the lower category shall be permitted.</i></p> <p>b. Permissible Scheme level FAR [excluding Amenities FAR as per Para 4.2.2.3 A sub para (xvi)] shall be the sum of FARs of all constituent land parcels as per Para4.2.2.3 A sub para (xv) a.</p> <p>c. <b>Up to 15% of this permissible Scheme level FAR may be utilised for creating privately owned local facilities, of which, only 5% can be utilised for commercial use.</b></p> <p>xvi. All Schemes shall be eligible for incentive Amenities FAR (over and above the permissible FAR) for creating additional PSP facilities as follows.</p> <table><tr><th>Level of UC Regeneration Scheme</th><th>Available Amenities FAR</th><th>Regulating conditions for use of Amenities FAR</th></tr><tr><td>Level 1</td><td>20</td><td rowspan="2">Secondary schools and city-level facilities shall not be permitted.</td></tr><tr><td>Level 2</td><td>30</td></tr><tr><td>Level 3</td><td>40</td><td rowspan="2">All PSP uses permitted. Separate entry/exit and service cores shall be provided for city-level facilities.</td></tr><tr><td>Level 4</td><td>50</td></tr></table> <p>xvii. Applicable charges:</p> <p>a. No FAR charges shall apply to scheme level FAR up to 200. Additional FAR over and above 200 (excluding Amenities FAR) shall be charged as per rates prescribed by Government from time to time.</p>	Area of plot (sq.m.)	Permissible FAR*	Up to 175	350	175 up to 250	300	250 up to 750	250	750 up to 1500	225	1500 and above	200	Level of UC Regeneration Scheme	Available Amenities FAR	Regulating conditions for use of Amenities FAR	Level 1	20	Secondary schools and city-level facilities shall not be permitted.	Level 2	30	Level 3	40	All PSP uses permitted. Separate entry/exit and service cores shall be provided for city-level facilities.	Level 4	50
Area of plot (sq.m.)	Permissible FAR*																										
Up to 175	350																										
175 up to 250	300																										
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1500 and above	200																										
Level of UC Regeneration Scheme	Available Amenities FAR	Regulating conditions for use of Amenities FAR																									
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Level 2	30																										
Level 3	40	All PSP uses permitted. Separate entry/exit and service cores shall be provided for city-level facilities.																									
Level 4	50																										

		b. Any other applicable infrastructure charges shall be paid to the concerned service providing agencies.					
		xviii. The following norms shall be applicable for various levels of UC Regeneration Schemes:					
		Parameter	Level 1	Level 2	Level 3	Level 4	
		Ground coverage	Up to 50%	Up to 50%	Up to 40%	Up to 40%	
		Minimum setback as per edge condition*	2.0m – on each side with 12m RoW and above 3.0m- on each side with RoW above 7.5m-below 12m 4.5m –on each side with RoW above 3m-below 7.5m 6.0 m –on each side with RoW up to 3m or with adjoining existing built-up				
		Public space**	10% as a single plot	10% as a single plot	10% as open space for public purpose including at least one plot of 500 sq.m.	10% as open space for public purpose including at least one plot of 1,000 sq.m.	
		Parking	1.0 ECS/100 sq. m. irrespective of use premises				
		Land for public PSP facilities*** (to be provided as separate plot and handed over to local body)	-		10%		
		<p>* Setbacks shall be kept hindrance free at all times and be made available for road widening/construction as and when required.</p> <p>** shall have access from minimum RoW of 9m and shall be transferred to the local body. Local body may utilize such public space for provision of parks, plazas or installation of utilities as per requirement.</p> <p>***shall be provided as one consolidated land parcel with access from minimum RoW of 9m. Local body may utilize the land for provision of schools or multi-facility centres (including healthcare facilities, community halls, basti vikas kendras, police posts, child-care centres, early learning centres, small-scale non-polluting economic activities, community green-waste recycling, material recovery centres, informal markets, etc.)</p>					
		xix. Minimum necessary level of services and community facilities are to be provided. The norms for social infrastructure based on reduced space standards shall be as follows:					
		Facility	Facilities built on separate plots			Facilities provided through vertical mixing	
			Minimum Plot Area (sq.m.)	FAR	Ground Coverage (%)	Minimum built up area (sq.m.)	Additional conditions
Primary School	800	120	30	960	Minimum Open space requirement to be met*		

		<table><tr><td>Sr. Secondary School</td><td>2000</td><td>150</td><td>35</td><td>3000</td><td>Minimum Open space requirement to be met*</td></tr><tr><td>Any other local facility</td><td>500– 1000 in the form of Multi-Facility Centres</td><td>120</td><td>30</td><td>600</td><td>Health facilities with a maximum of 50 bedded facility (@60 sq. m./bed)</td></tr></table>	Sr. Secondary School	2000	150	35	3000	Minimum Open space requirement to be met*	Any other local facility	500– 1000 in the form of Multi-Facility Centres	120	30	600	Health facilities with a maximum of 50 bedded facility (@60 sq. m./bed)
Sr. Secondary School	2000	150	35	3000	Minimum Open space requirement to be met*									
Any other local facility	500– 1000 in the form of Multi-Facility Centres	120	30	600	Health facilities with a maximum of 50 bedded facility (@60 sq. m./bed)									
		<p><i>*In case where no such playground is available due to the location of the school in an area where no suitable open space is available, the school shall make arrangement for a playground in a nearby area where students could be provided the facilities for games and sports</i></p> <p>xx. In Level 4 UC Regeneration Schemes, implementation may be permitted for smaller blocks of minimum 3,000 sq.m. area after approval of the overall scheme.</p>												
		<p><b>B. Regularisation of Existing Unauthorized Colonies</b></p> <p>i. UCs/ part UCs that fulfill the minimum conditions set out in Para 4.2.2.3 B sub para (ii) will have the option of getting their existing Layout Plans regularized. Thereafter, individual land owners may proceed for approval of revised building plan sanction for any regularization/ addition / alteration / new construction from the concerned local body subject to all statutory clearances w.r.t. relevant provisions of building bye laws, structural safety, fire safety etc.</p> <p>ii. Layout plans of existing UC /part UC may be submitted for regularisation indicating the following:</p> <p>a. Direct access from minimum 12m RoW.</p> <p>b. All plots are within 30m distance of a 6m RoW road, excluding drains / open drains, for access of fire-tenders during emergencies, subject to NOC from the fire department.</p> <p>c. Plots/ community lands that will be maintained as open evacuation spaces and spaces for shared facilities such as material recovery facilities, composting facilities, electric sub-stations, public/stack parking, etc., based on need assessment. It shall be ensured that all plots are within 500m distance of identified evacuation spaces.</p> <p>d. Accessibility to primary health and education facilities</p> <p>e. Approved Services improvement plan(s) as per clause (iv) below</p> <p>iii. <b>In case of part UC, the identified area under layout plan should be surrounded by physical features such as roads, drains etc. The proposal should ensure that connectivity including basic services are available and network continuity is maintained in the adjoining UC.</b></p> <p>iv. Other general conditions for regularisation:</p> <p>a. The RWA shall apply to the concerned agencies for provision/ improvement of services, including laying/ augmenting water supply lines, laying/ sewerage network, solid waste management, de-cluttering of overhead electric cables and necessary fire fighting infrastructure</p> <p>b. Concerned agencies shall prepare and approve the plans for augmenting services and collect charges or fees as may be required.</p> <p>c. The internal development shall be done by the DE or constituent land owners or RWA.</p>												

		<p>v. The plot-level building plan sanctions shall be submitted to the concerned local body once the approval/ sanction of layout plan is granted.</p> <p>a. Building plan sanctions may be sought for existing buildings or for reconstruction on individual/amalgamated plots or vacant plots, if any.</p> <p>b. Building plan sanctions shall be given only to those buildings which are in conformity with the UBBL provisions.</p> <p>c. Sanction of existing building shall only be provided if structural safety audit has been conducted through an authorized structural engineering firm as empanelled by DDA /local bodies/any other Government agency.</p> <p>d. During the building plan sanction process, building owners shall mandatorily apply for individual metered water supply and power connections (if not already obtained). Septic tank facilities shall be installed or a sewerage connection shall be obtained and it shall be ensured that no sewage is disposed from the building into storm water drains.</p> <p>vi. The land use of all approved plots shall be 'Residential'. However, to ensure provision of local level facilities within such UCs, the following shall be permitted:</p> <p>a. Plots measuring 100 sq.m. or more and with access from minimum 9m RoW road shall be permitted to utilize up to 100% of the residential FAR for providing social infrastructure.</p> <p>b. Commercial component up to 5% of permissible FAR shall be permitted on plots <b>with access from road having minimum 9m RoW, subject to NOC from fire department.</b></p> <p>c. Reconstruction on individual/amalgamated plots shall be permitted for provision of PSP facilities as per applicable norms</p>
3.	<p><b>4.2.3.4 (xii)</b></p> <p>Norms for Social infrastructure shall be as per 4.2.2.2 B sub para (ii) 'Social'.</p>	<p><b>4.2.3.4 (xii)</b></p> <p>Norms for Social infrastructure shall be as per 4.2.2.3 A. sub para (xix).</p>
4.	<p><b>3.2 (ix)</b></p> <p>Reduced space standards may be adopted for community facilities /social infrastructure for the areas mentioned in 4.2.2.2 B sub para (ii) 'social'.</p>	<p><b>3.2 (ix)</b></p> <p>Reduced space standards may be adopted for community facilities /social infrastructure for the areas mentioned in 4.2.2.3 A. sub para(xix).</p>

[F. No. K-12011/7/2021-DD-I]

UPENDRA KUMAR TIWARI, Under Secy.

**Application Format for LOP Approval in UCs under Development Control Norms for  
Unauthorised Colonies, notified vide S.O. No. 1014(E) dated 08.03.2022**

<b>APPLICATION is to be submitted to:</b>  <b>DIRECTOR (PLANNING) UC CELL, DDA, 12<sup>th</sup> Floor, Vikas Minar, IP Estate, New Delhi in case of Development Area</b>  <b>OR</b>  <b>CHIEF TOWN PLANNER, MCD, Dr. SPM Civic Centre, Minto Road, New Delhi in case of outside Development Area</b>		
<b>APPLICATION FORM</b>		
<b>A.</b>	<b>GENERAL INFORMATION</b>	
1.	Development Area No.(s) of DDA OR Ward No.(s) (as applicable)	
2.	Name of the Unauthorised Colony	
3.	Name of the Revenue Village(s)	
4.	Registration No. of the UC as per Notification dated 29.10.2019	
5.	Whether application is for Whole Unauthorised Colony / Part Unauthorised Colony	Full UC / Part UC
6.	Category under which Application for approval of LOP is being made	i. Regeneration Scheme ii. Regularisation Plan of existing UC iii. Regularisation Plan of existing part UC
7.	Type of Applicant	i. Group of Land Owners ii. RWA iii. Developer Entity (DE) iv. Individual land owner
8.	Name of Applicant (as per 7 above)	
9.	Address of registered office / correspondence address of the applicant	
10.	Telephone No.	
11.	E-Mail ID	

12.	PAN No. of applicant	
13.	Whether it is a registered body?	Yes / No
14.	Authority of Registration	
15.	Registration Number	
16.	Name of Authorised Signatory	
17.	Aadhar Number of Authorised Signatory	
18.	PAN No. of Authorised Signatory	
19.	Number of property owners participating in this application	
	<b>DETAILS OF COLONY / PART COLONY (for which this application is made)</b>	
20.	Total Area of the Land under the proposal	
21.	Location of Land	North : South : East : West:
22.	Number of existing Plots	Constructed : Vacant : Total
23.	No. of PM-UDAY Beneficiaries participating in the proposal	
24.	No. of participants - (i) Possessing CD issued in PM-UDAY (ii) Possessing AS issued in PM-UDAY (iii) Possessing registered sale document (iv) Possessing GPA + ATS + other documents	
25.	Total area (of existing plots)	
26.	Total Public Area including open spaces and streets (existing) [included in the proposal]	
27.	Any land / part of the land under the proposal is government Land?	Yes / No
28.	If yes, please give total area of government land	
29.	Details of Khasra Nos. and Area of each Government land included in the proposal.	

30.	Is any monument & its protected / regulated area considered under the proposal?	Yes / No
31.	If yes, please give distance of the monument from the boundary, affected plots etc.	
32.	Also provide the illustrative map showing the protected & regulated area of the monument	
33.	Is any drain / water channel / water body / johar included in the proposal	Yes / No
34.	If yes, please give details / Khasra Nos. / Area	
35.	Is any Forest Land / Ridge / Regional Park as per MPD / Yamuna floodplain area included in the proposal	Yes / No
36.	If yes, please give details / Khasra Nos. / Area	
37.	List of participating property owners along with their Conveyance Deed number / Authorisation Slip number from PM-UDAY Cell, DDA	As per Format at Annexure A
38.	Legal agreement between the participants to make this application - Consortium, Company, Society etc.	
39.	Are there any legal disputes / court cases in respect of properties / plots included in this proposal?	Yes / No
40.	If Yes, give details (of each case)	As per Format at Annexure B
41.	Name of the Architect / Town Planner who has prepared the proposal (or Name of Firm)	
42.	Address of Architect / Town Planner / Firm	
43.	Telephone & E-mail of the Architect / Town Planner / Firm	
44.	Registration No. of the Architect / Town Planner along with the registration certificate (from CoA for Architect and ITPI for Town Planner)	
<b>B.</b>	<b>DOCUMENTS REQUIRED</b>	
i.	Copy of Legal agreement of the DE / Constituent land owners / RWA etc.	
ii.	Declaration w.r.t. name(s) of Authorised Signatory(s)	

iii.	Indemnity Bond signed by Authorised Signatory	Format as per Annexure C
iv.	Undertaking specifying that the scheme land parcel is free from litigation / dispute	Format as per Annexure D
v.	Submission of signed declaration and checklist that the documents, plans and LOP submitted are true and in conformity with the DC Norms	Format as per Annexure E
vi.	Consent / NOC from all participating property owners stating acceptance of the proposed Regeneration Scheme / Regularisation Plan	Format As per Annexure F
vii.	Certificate of engagement of Architect / Town Planner by the applicant	Format as per Annexure G
viii.	Undertaking by Architect / Town Planner	Format as per Annexure H
ix.	Proof of payment of Scrutiny Charges (@ Rs. 25 per sqm of land area)	
x.	Self-Certified Copy of CD / AS issued under PM-UDAY Scheme in respect of participating property owner(s)	
xi.	Self-Certified Copy of Registered Sale deeds (if any) in respect of participating property owner(s)	
xii.	Self-Certified Copy of any other document in respect of participating property owner(s) [as per Point 24 (iv) above]	
xiii.	Affidavit cum Declaration w.r.t. Registration of the Regeneration Scheme under the Real Estate (Regulation and Development) Act, 2016 (in case of Regeneration Scheme)	Format as per Annexure I
<b>MAPS / PLANS TO BE SUBMITTED</b>		
xiv.	Location of site on Google Satellite Imagery	
xv.	Location of site on Zonal Development Plan	
xvi.	Existing (As is) Plan showing – (i) Boundaries of the site demarcated by physical features such as roads, drains etc. along with geo-coordinates (ii) Type and status of plots / land (within the scheme area and adjacent areas)	Scale : 1:1000

	<p>(iii) Existing accessibility / connectivity of the site with the adjoining areas and facilities</p> <p>(iv) Vacant government land(s)</p> <p>(v) Location of amenities / facilities, if any</p>	
xvii.	Total Station Survey Plan showing site dimensions, existing plots, roads, services, facilities etc. within the proposed LOP area	
xviii.	Superimposition of proposal area on Unauthorised Colony map clearly delineating the boundary of UC and the boundaries of Regularisation Plan / Regeneration Scheme	
xix.	<b>PROPOSED CONCEPTUAL LAYOUT PLAN (in hard copy as well as .dwg format) on a scale of 1:1000 along with the following</b>	All the following plans / drawings / calculation sheets etc. to be duly attested by the registered Architect / Town Planner along with the following documents as per UBBL-2016:
	a. Road Network Plan showing the access road (min. 12m RoW as per DC Norms) to the scheme area	
	b. Details of 9m and 6m and other internal roads that will be implemented as a part of Regularisation / Regeneration	
	c. Details of affected plots: area and plot dimensions of plots as per conceptual layout plan after providing proper roads	
	d. Proposed Service Plan	
	e. Area Statement of the entire scheme	
	<b>f. IN CASE OF REGULARISATION OF EXISTING UC / PART UC</b>	
	<ul style="list-style-type: none"> <li>Area calculation sheet showing details of existing plots, plot areas and dimensions as per conceptual layout plan after providing proper roads and facilities (in case of Regularisation Plan)</li> </ul>	

	<ul style="list-style-type: none"> <li>• LOP showing plots within the Scheme, amenities / facilities provided, circulation, location of various infrastructure facilities, evacuation spaces etc. along with details of accessibility to primary health and education facilities as per DC Norms</li> </ul>	
	<b>g. IN CASE OF REGENERATION SCHEME</b>	
	<ul style="list-style-type: none"> <li>• Area calculation Sheet for Scheme Level FAR &amp; Amenities FAR (in case of Regeneration Scheme)</li> </ul>	
	<ul style="list-style-type: none"> <li>• LOP showing distribution of plots within the Scheme, amenities (if any) / facilities provided, internal circulation, location of various infrastructure facilities etc. (in case of Regeneration Scheme)</li> </ul>	

STANDARD OPERATING PROCEDURE (SOP) FOR PROCESSING OF APPLICATION FOR APPROVAL OF LOP OF UCs		
<b>A.</b>	<b>SCRUTINY / EXAMINATION OF CONCEPTUAL LOP AND SERVICES PLAN</b>	
1.	Registration of Regeneration Scheme / Regularisation Plan by UC Cell, DDA or MCD (Check if Processing fee has been duly paid)	
2.	Verification of Conveyance deed / Authorisation slip by PM-UDAY Cell, DDA	PM-UDAY Cell will create a portal with access to the Planning Deptt., DDA / MCD for online verification
3.	Preliminary Examination by respective Planning Units, DDA or MCD to check if the proposal conforms to the DCN for UCs	
4.	Onward submission of plans to the following agencies for their observations:	
	Delhi Jal Board	
	Delhi Fire Services	
	Forest Deptt. GNCTD	
	BSES / NDPL	
	ASI/NMA	
	DUAC	
	AAI	
	Any other agency involved	
<b>B.</b>	<b>APPROVAL OF FINAL REVISED LAYOUT PLAN AND SERVICES PLAN (along with the NOCs from respective departments and concerned service providing agencies) as submitted to the Planning Deptt., DDA / MCD</b>  (Processing fee @ Rs. 5 per sqm of land area to be deposited along with the above Final LOP in case of any revisions)	
1.	Communication of any clarification / discrepancy to the applicant	
2.	Submission of revised drawings / documents by the applicant	
3.	Completion of the scrutiny of the layout plan and placing the same before the: <ul style="list-style-type: none"> <li>Screening Committee of DDA</li> </ul> OR	

	<ul style="list-style-type: none"> <li>Layout Scrutiny Committee (LOSC) of MCD, as the case may be</li> </ul>	
4.	<p>Approval of LOP by:</p> <ul style="list-style-type: none"> <li>Authority – in case of Development Area of DDA</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>Standing Committee (SC) / House of MCD – in case of outside Development Area.</li> </ul>	
5.	Issuance of approved LOP by Planning Deptt., DDA	
<b>C.</b>	<b>UPLOADING OF APPROVED LOP ON DDA'S GIS PORTAL FOR INFORMATION OF PUBLIC AS WELL AS BY MCD ON ITS WEBSITE</b>	

**ANNEXURE A****FORMAT FOR SUBMISSION OF LIST OF PARTICIPATING OWNERS**

<b>Name of Participant &amp; Father's name</b>	<b>Aadhar No</b>	<b>Plot owner / Flat Owner / Shop owner</b>	<b>Plot area (if plot owner)</b>	<b>Property area (if flat owner / shop owner)</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>

<b>Does he/she possess CD / AS issued under PM-UDAY?</b>	<b>CD No/ AS No</b>	<b>Date of CD/AS</b>	<b>GIS ID as per the CD/ AS</b>	<b>Registered Sale Deed date</b>
<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>

**ANNEXURE B****FORMAT FOR SUBMISSION OF LEGAL CASE DETAILS**

<b>Name of Court</b>	<b>Property in dispute</b>	<b>Petitioner</b>	<b>Respondent</b>	<b>Case No</b>	<b>Any stay order granted by court and date of such order</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>

**ANNEXURE C****INDEMNITY BOND**

*(To be submitted by Applicant / Authorised Signatory on non-judicial e-stamp paper of Rs. 100/- duly attested by the Oath Commissioner/ Notary Public)*

This indemnity bond is made on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Mr./Ms. \_\_\_\_\_ S/o / D/o / W/o \_\_\_\_\_ (Authorised Signatory of \_\_\_\_\_) R/o \_\_\_\_\_ (hereinafter called the Executant)

**IN FAVOUR OF**

Delhi Development Authority through its Vice Chairman or Municipal Corporation of Delhi through its Commissioner (hereinafter called the Authority/Local Body, as the case may be)

(The expression "Executant" and the "Authority/Local Body" shall unless the context otherwise requires a different or another meaning including his / her heirs, legal representatives, successors, administrators, and permitted assignees.)

Whereas the Executant is an Applicant / Authorised Signatory for the scheme land / properties falling within the proposed layout plan of Unauthorised Colony / part Unauthorised Colony namely \_\_\_\_\_ with Registration No. \_\_\_\_\_ (*as per notification dated 29.10.2019*) situated in Development Area No.(s) \_\_\_\_ of DDA or Ward No.(s) \_\_\_\_.

That the Executant undertakes to indemnify the Authority/Local body, as the case may be, to keep it harmless in case of any dispute arising at any stage with respect to above said property in terms of prior sale, mortgage, gift, exchange lease, decree, suits, cases, injunction, disputes, litigation etc., whatsoever.

In Witness whereof this bond has been signed and delivered by the Executant to the Authority on the date first mentioned hereinabove in the presence of the following witnesses:

**EXECUTANT****WITNESSES:**

1.

2.

**ANNEXURE D****DECLARATION*****(Land parcel is free from Litigation / dispute)****(To be submitted by Applicant / Authorised Signatory on non-judicial e-stamp paper of Rs. 10/- duly attested by the Oath Commissioner/ Notary Public)*

I, Mr./Ms. \_\_\_\_ S/o / D/o / W/o \_\_\_\_ (Authorised Signatory of \_\_\_\_ ) R/o \_\_\_\_\_, hereby affirm and declare as under:

- 1) That I am Applicant / Authorised Signatory for the scheme land / properties falling within the proposed layout plan of Unauthorised Colony / part Unauthorised Colony namely \_\_\_\_ with Registration No. \_\_\_\_ (as per notification dated 29.10.2019) situated in Development Area No.(s) \_\_\_\_ of DDA or Ward No.(s) \_\_\_\_
- 2) That I declare that the land / properties forming a part of the above layout plan is / are free from all encumbrances including any litigation / dispute.

**DEPONENT****Verification:**

I, the above named deponent, do hereby affirm and verify that undertaking and its contents are true to the best of my knowledge. Verified at New Delhi on this \_\_\_\_ day of \_\_\_\_.

**DEPONENT**

**ANNEXURE E****DECLARATION**

***(Signed declaration and checklist that the documents, plans and LOP submitted are true and in conformity with the DC Norms)***

*(To be submitted by Applicant / Authorised Signatory on non-judicial e-stamp paper of Rs. 10/- duly attested by the Oath Commissioner/ Notary Public)*

I, Mr./Ms. \_\_\_\_ S/o / D/o / W/o \_\_\_\_\_ R/o \_\_\_\_\_, am Applicant / Authorised Signatory of \_\_\_\_\_ for the scheme land / properties falling within the proposed layout plan of Unauthorised Colony / part Unauthorised Colony namely \_\_\_\_\_ with Registration No. \_\_\_\_\_ (as per notification dated 29.10.2019) situated in Development Area No.(s) \_\_\_\_ of DDA or Ward No.(s) \_\_\_\_ and I hereby declare that:

- i) I have enclosed all the documents required for Layout Plan approval in the specified format along with the signed checklist.
- ii) All documents, plans and Layout Plan submitted by me are true and in conformity with the Development Control Norms for Unauthorised Colonies notified vide S.O. No. 1014(E) dated 08.03.2022.

Signature of Authorised Signatory \_\_\_\_\_

Name of Authorised Signatory \_\_\_\_\_

Address of Authorised Signatory \_\_\_\_\_

Date \_\_\_\_\_

Place \_\_\_\_\_

**ANNEXURE F****CONSENT / NO OBJECTION CERTIFICATE**

*(To be submitted by all participating property owners on plain paper)*

I, Mr./Ms.\_\_\_\_ (owner of property) S/o / D/o / W/o \_\_\_\_\_ am the owner of the property situated at \_\_\_\_\_(address of property) bearing Conveyance Deed / Authorisation Slip No. \_\_\_\_\_ issued by PM-UDAY Cell, DDA, do hereby declare and confirm that:

- i) I am willing to participate in the proposed Regeneration Scheme / Regularisation Plan being submitted for approval prepared for Unauthorised Colony / part Unauthorised Colony namely \_\_\_\_\_ with Registration No. \_\_\_\_\_ *(as per notification dated 29.10.2019)* situated in Development Area No.(s) \_\_\_\_ of DDA or Ward No.(s) \_\_\_\_
- ii) I have carefully scrutinized the layout plan being submitted to the Authority/Local body for approval and have no objection to the said layout plan. I hereby further convey my consent to Chief Town Planner, MCD / Director (Planning) UC Cell, DDA for processing the approval of the above layout plan as per Development Control Norms for Unauthorised Colonies, notified vide S.O. No. 1014(E) dated 08.03.2022.

I hereby declare that I have given this No Objection Certificate with my free consent.

Signature of owner: \_\_\_\_\_

Name of owner: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

Place: \_\_\_\_\_

**ANNEXURE G****CERTIFICATE OF ENGAGEMENT OF ARCHITECT / TOWN PLANNER**

*(To be submitted by Architect/ Town planner and Self-attested Certification-cum-Undertaking on a plain paper)*

I/We, \_\_\_\_\_, S/o / W/o / D/o \_\_\_\_\_ occupation Architect/ Town Planner, office at \_\_\_\_\_ do hereby solemnly affirm and declare as under:

- 1) That I am an Architect by profession and duly registered with Council of Architecture vide registration no \_\_\_\_\_.  
Or  
That I am a Town Planner by profession and duly registered with ITPI vide registration no \_\_\_\_\_.
- 2) That I have been appointed as an Architect/ Town Planner, for preparing the layout plan of scheme land / properties falling within the proposed layout plan in Unauthorised Colony / part Unauthorised Colony namely \_\_\_\_\_ with Registration No. \_\_\_\_\_ (as per notification dated 29.10.2019) situated in Development Area No.(s) \_\_\_\_\_ of DDA or Ward No.(s) \_\_\_\_\_, by the applicant / authorised signatory \_\_\_\_\_.
- 3) That in case the applicant / authorised signatory dispenses with my services at any stage whatsoever; I shall inform DDA / MCD within 7 days.
- 4) That in case I (Architect/ Town Planner) decide not to continue further with project, then I shall inform the same to DDA / MCD within 7 days with copy to the applicant / authorised signatory.

Signature of **Architect/ Town Planner** \_\_\_\_\_

Name of **Architect/ Town Planner** \_\_\_\_\_

Address of **Architect/ Town Planner** \_\_\_\_\_

Date \_\_\_\_\_

Place \_\_\_\_\_

COUNTER SIGNED BY

Signature of authorised signatory \_\_\_\_\_

Name of authorised signatory \_\_\_\_\_

Address of authorised signatory \_\_\_\_\_

Date \_\_\_\_\_

Place \_\_\_\_\_

**ANNEXURE H****AFFIDAVIT-CUM-UNDERTAKING BY ARCHITECT / TOWN PLANNER**

*(To be submitted by Architect/Town Planner on Rs. 10/ Non-judicial stamp paper to be attested by Notary Public / Metropolitan Magistrate)*

I/We, \_\_\_\_\_ S/o / W/o / D/o \_\_\_\_\_ occupation Architect / Town Planner, office at \_\_\_\_\_ directed / engaged by the applicant / authorized authority \_\_\_\_\_ do hereby solemnly affirm and declare as under:

1. That, I am an Architect / Town Planner by profession and registered with the Council of Architecture / ITPI vide registration no. \_\_\_\_\_.
2. That I have been engaged for preparing the layout plan of scheme land / properties falling within the proposed layout plan in Unauthorised Colony / part Unauthorised Colony namely \_\_\_\_\_ with Registration No. \_\_\_\_\_ (as per notification dated 29.10.2019) situated in Development Area No.(s) \_\_\_\_ of DDA or Ward No.(s) \_\_\_\_.
3. That I have prepared the layout plan in respect of the aforesaid area in conformity to Development Control Norms for Unauthorised Colonies, notified vide S.O. No. 1014(E) dated 08.03.2022.
4. That I have personally inspected the site with respect to its location, size, shape and area.
5. That the documents related to registration under PM-UDAY Scheme of the applicant(s) have been thoroughly examined and are in order.
6. That the proposals have been prepared strictly in accordance with Development Control Norms for Unauthorised Colonies, notified vide S.O. No. 1014(E) dated 08.03.2022 and no mis interpretation or inference of these provisions has been exercised while preparing the plans.
7. That in case of appointment of other Architect/Town Planner in the Project at any stage whatsoever, I shall inform the DDA/MCD within 48 hours.
8. That before submission of proposals, necessary information/clarification have been obtained from the office of Chief Town Planner, MCD, Dr. SPM Civic Centre, Minto Road, New Delhi- 110002 or Director (Planning) UC Cell, DDA, 12th Floor, Vikas Minar, IP Estate, New Delhi 110002.
9. That no scrutiny charges / processing fees are due against this proposal.
10. That nothing has been concealed and no mis representation has been made while preparing and submitting the plans.
11. That in case anything contrary to the above if found or established at any stage, DDA/MCD shall be at liberty to take any action as deem fit including revocation of sanction of layout plan and debarring me for submission of layout plan with the DDA/MCD and also can lodge a complaint with the Council of Architecture / ITPI for appropriate action.

**DEPONENT**

**Verification:**

I, the above named deponent, do hereby verify at Delhi/New Delhi on this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_ that contents of the above Affidavit are true and correct to my knowledge and behalf and nothing is false therein or has been concealed therefrom.

**DEPONENT**

**ANNEXURE I****AFFIDAVIT*****(Registration of the Regeneration Scheme under the Real-estate (Regulation and Development) Act, 2016)***

*(To be submitted by Applicant / Authorised Signatory on Rs. 10/ Non-judicial stamp paper to be attested by Notary Public / Metropolitan Magistrate)*

I, Mr./Ms. \_\_\_\_ S/o / D/o / W/o \_\_\_\_ (Authorised Signatory of \_\_\_\_ ) R/o \_\_\_\_\_, hereby affirm and declare as under:

- 1) That I am Applicant / Authorised Signatory for the Regeneration scheme land / properties falling within the proposed layout plan of Unauthorised Colony / part Unauthorised Colony namely \_\_\_\_\_ with Registration No. \_\_\_\_\_ (as per notification dated 29.10.2019) situated in Development Area No.(s) \_\_\_\_ of DDA or Ward No.(s) \_\_\_\_
- 2) That I shall get the above Regeneration Scheme registered with the Real Estate Regulatory Authority established under the Real-estate (Regulation and Development) Act, 2016 after approval of the Layout Plan.

**DEPONENT**

**Verification:**

I, the above named deponent, do hereby affirm and verify that undertaking and its contents are true to the best of my knowledge. Verified at New Delhi on this \_\_\_\_ day of \_\_\_\_.

**DEPONENT**

## INDEX

### 8<sup>th</sup> Technical Committee Meeting to be held on 09.11.2022

Sl. No.	Item No.	Subject	Page No.
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2.	34/2022	Proposed Change of Land Use (CLU) for an area measuring 7,847.97 Sq. m. (1.94 acres) approx.. from “Public & Semi-Public” to “Recreational” in lieu of CLU proposal of 1.94 acres of land allotted to Ministry of Home Affairs for construction of Transit Camp for CRPF in the vicinity of New Delhi Railway Station, New Delhi.  <b>PLG/MP/0046/2022/F-20/-O/o DY DIRECTOR (PLG)MP AND DC</b>	6-18
3.	35/2022	Regarding NOC for Construction of Proposed 400 KV Maharani Bagh – Narela Transmission Line and Extension of Loop-in Loop-out (LIL) Section from Maharani Bagh upto Narela Substation concerning DDA land in Narela Sub-city (Zone P-I).  <b>PLG/NP/0001/2021/F6/-O/o ADDL. COMMR(PLG-PROJ MPMR)</b>	19 - 26
4.	36/2022	Proposal for Rejection of Planning Permission for CNG Station on Private Land Khasra No. 63/10 & 63/11, Village Mitraon, Delhi.  <b>PLG/LP/0011/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)</b>	27 - 33
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6.	38/2022	Standard Operating Procedure (SOP) and Application Format for processing the approval of Layout Plans in Unauthorised Colonies under Development Control Norms for Unauthorised Colonies notified vide S.O. No. 1014(E) dated 08.03.2022  <b>PLG/MP/0328/2022/F-22/-O/o DIRECTOR (PLG)UC AND ZONE J</b>	43 - 69
<b>ADDITIONAL AGENDA</b>			
7.	39/2022	Regarding “Nav Bharat Udyan – a part of AMRUT Bio-diversity Park” project at village Indraprasth near Pragati Maidan, New Delhi. <b>Declaration of the area of the 'Nav Bharat Udyan; project falling outside the 1 in 25 flood plains.</b>  <b>PLG/MP/0069/2022/-O/o DY DIRECTOR (PLG)MP AND DC</b>	70 - 79

**TECHNICAL COMMITTEE AGENDA**

**SUB:** Regarding "Nav Bharat Udyan – a part of AMRUT Bio-diversity Park" project at village Indraprasth near Pragati Maidan, New Delhi. **Declaration of the area of the 'Nav Bharat Udyan' project falling outside the 1 in 25 flood plains.**

**1.0 Background**

- 1.1 Government of India has decided to develop AMRUT Bio-Diversity Park on both sides of Yamuna River at village Indraprastha in about 116.26 Hectare area. Within this AMRUT Bio- Diversity Park, a part of the area (appx. 30 acre) is being developed on Western Bank as 'Nav Bharat Udyan' to commemorate 75<sup>th</sup> year of India's Independence. A **National Memorial (Iconic Structure)** as a part of commemoration of Indian Independence and to bring Public close to the natural Heritage i.e. Yamuna River is also planned in the Nav Bharat Udyan on the extended virtual axis of Central Vista. This Nav Bharat Udyan will also have other public facilities like Tech Dome, Journey of India, Sphere of Unity, Amphitheatre, Thematic Vanas, Public amenities etc., as a part of Bio-Diversity Park.
- 1.2 Proposal of construction of New India Garden was submitted to Yamuna Standing Committee, CWC on 30.09.2021 for approval. YSC meeting was held on 18.11.2021 and 18.01.2022. YSC cleared the proposal in its meeting held on 18.01.2022
- 1.3 The project will come up on 30.0 acres (appx) land on the western bank of Yamuna. It has already been sanctioned by Ministry of Housing under UDF- Urban Development Fund for Rs 383.50 Cr dt 25.08.2021 as a part of the 'Restoration and Rejuvenation Works in the Yamuna river Flood Plains' project.

**2.0 Submission before TC DDA:**

- 2.1 CPWD had submitted their proposal of 'Nav Bharat Udyan – a part of AMRUT Bio-diversity Park' project for consideration of the 'DDA Technical Committee' on 29.03.2022.
- 2.2 Meeting of Technical Committee, DDA was held on 04.04.2022 wherein matter was considered in agenda item no. 18/2022. Observations were made by TC, DDA against as under:
  - i) Traffic Study/Traffic Impact Assessment needs to be done for the Project.
  - ii) NOC from Irrigation and Flood Control Department, Govt. of Delhi is required that the area of the project is falling outside the 1 in 25 flood plains.
  - iii) Approval of the Iconic Structure as National Memorial is required from the Ministry/ concerned agency as per Master Plan for Delhi provisions.

- iv) All the details of the Iconic Structure (National Memorial) to be provided for determining the Development Control Norms for National memorial and approval under Sub-clause 8(3) of Chapter 17 of MPD-2021.

### 3.0 Examination

3.1 Planning Department, DDA vide their letter dated 22.02.2022 has communicated the following provisions of Master Plan for Delhi - 2021

- As per Table 9.4: Permission of Use Premises in Sub Use Zones of Chapter 9, National Memorial and Bio-Diversity Park are permissible activities in City Park and District Park.
- Para 9.7 of Chapter 9 stipulates the activities and development control norms w.r.t. Bio-diversity Parks.
- As per Sr. no. 1. of General Notes under Sub-clause 8(3) Regulations for Building Controls within Use Premises of Chapter 17 "Where development controls are not stipulated for any use premise, the same can be formulated by the Authority."
- Notes under Table 17.1 at Sr. No. (iv) stipulates that "The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances."

3.2 **Site Visit/ Inspection Report:** Site Plan with Plot area (TSS) with Geo-coordinates already submitted.

3.3 **Any other information such as Land Status/ Legal Status of land/ Any Court Case against the land under reference.**

'Nav Bharat Udyan' is being developed on the western bank of Yamuna in area of 29.84 Acres belonging to DDA and Railway has been allotted to CPWD.

3.4 **Status related to Natural Conservation Zone (NCZ). Natural features such as water bodies etc./ If the site is covered under any other Statutory provisions like NMA etc,**

3.5 The project is located on the Western Bank of river Yamuna near Pragati Maidan, New Delhi. There is no monument nearby. Proposal of construction of New India Garden was submitted to Yamuna Standing Committee, CWC for approval. YSC cleared the proposal in its meeting held on 18.01.2022.

3.6 Central Public Works Department launched national level design competition for the proposed National Memorial (Iconic Structure) two times, about 287 entries have been received and these are being evaluated, separately.

#### 4.0 Information required as per the MoUD, GoI letters dated 07.04.2015 / 04.09.2015:

S.No.	Information required	Explanatory background
<b>A. As per MoUD letter 04.09.2015</b>		
i.	Background Note indicating the current situation / provisions;	<p>Presently the proposed 'New India Garden' site tentatively falls in three different Land uses viz. <b>Recreational</b> (P2: City Park, District Park, Community Park), <b>Industrial</b> (M1: Manufacturing) and <b>Agriculture &amp; Water Body</b> (A3 River and Water Body/Pondage) as per the Zonal Development Plan of Zone-O.</p> <p>Besides, there is a requirement of permitting construction of National Memorial along with other components of Nav Bharat Udyan as per the provisions under the <b>Table 9.4 Page-89 Permission of Use Premises in Sub Use Zone and Para 9.7 page-90 MPD, 2021 provisions- Bio Diversity Park pertaining to different activities permitted in the City Park and District Park (copies of relevant pages enclosed as Annexure VII).</b></p>
ii.	Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how;	...
iii.	What were the specific recommendations of the Authority with regard to the proposal;	...
iv.	How and why the proposal was initiated;	As per Para 1.1
v.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	In order to construct a National Memorial (Iconic Structure) on extended virtual axis of Central Vista and to develop the Nav Bharat Udyan alongwith other public features like Tech Dome, Journey of India, Sphere of Unity, Amphitheatre, Thematic Vanas, Public amenities etc., the project is being planned by the Govt. of India as a Flagship project to commemorate 75 <sup>th</sup> year of India's Independence.
vi.	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	If the proposal is approved and implemented the proposed National Memorial along with the Nav Bharat Udyan may become the new Identity signifying the Capital of India just like "India Gate" of British period. Besides, the construction of other public facilities like Tech Dome, Journey of India, Sphere of Unity, Amphitheatre, Thematic Vanas, Public amenities etc. in 'Nav Bharat Udyan, it would also display the development of India during past, present and future in various fields. Accordingly, it may be a new tourist attraction point in the capital of India.
vii.	How the proposal will benefit in the development and economic growth of the city;	It will benefit the development and economic growth of Delhi by attracting tourists from different parts of India and across the world.

viii.	What are the provisions corresponding to the proposed policy /change in other metropolitan cities in India and other countries, and if those provisions differ from the proposal, then why are they not considered appropriate for Delhi;	NA
ix.	What will be the public purpose served by the proposed modifications;	Social and economic development of the Capital of India.
x.	What is the number of people / families / households likely to be affected by the proposed policy;	NIL
xi.	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc;	There is a requirement of change of land use in the present land area as per MPD 2021 existing provisions as mentioned in Para 3(i) to permit the construction of National Memorial and development of Nav Bharat Udyan.
xii.	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc, and if yes, what action has been taken to bring about such changes;	Yes
xiii.	Whether the departments / organizations / Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	Yes, Ministry of Housing and Urban Affairs, Govt. of India has directed for this project. Different Govt. agencies viz. DRDO, CBRI, NBRI, PSA, IGNCA and CPWD are associated in the development of various components of Nav Bharat Udyan. The MoHUA has accorded Administrative Approval and Expenditure Sanction amounting to Rs. 383.5 Crore on 25.08.2021 for different components of Nav Bharat Udyan under UDF.
xiv.	Ministries of Finance and other nodal Ministries /Departments were taken into account while preparing and examining the proposal and;	NA
xv.	Background Note indicating the current situation / provisions;	As per Para 1.1
xvi.	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed; and if yes, when and how;	No information available

<b>B. As per MoUD letter dated 07.04.2015:</b>		
a.	Whether the land is government or private and who is the land-owning agency?	Government land. Already taken over by CPWD from DDA & Railway.
b.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per project requirement.
c.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Not yet.
d.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	As per para 3.0 (A) vi, vii and ix.
e.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	As per para 3.0 (A) vi and ix.
f.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	No adverse impact on Law & Order.
g.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	No official information available with CPWD in this regard.

## 5.0 Proposal:

(a) Traffic study got done and submitted to DDA on 14.10.2022.

(b) I&FC department had prepared a map of 1 in 25 years return period flood plains from Palla to Jaitpur demarcating the flood plain. A very small portion of Nav Bharat Udyan – specifically the location of proposed Iconic Tower adjoining the railway bund had been shown in the area of 1 in 25 years return period flood plains.

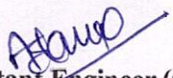
DDA vide their letter dated 19.09.2022 requested I&FC Department, GNCTD for identification of 1:25 flood plain in current scenario in respect of 'Nav Bharat Udyan'. I&FC Department, GNCTD vide their letter dated 28.10.22 got the 1 in 25 map prepared by GSDL in respect of 'Nav Bharat Udyan' project and submitted to DDA for further necessary action. A small portion of Nav Bharat Udyan which was earlier shown in the area of 1 in 25 years return period flood plains is now shown out of the 1:25 flood plains (copy enclosed).


The proposal is put up for the approval of the Technical Committee.


Approval of Iconic Structure as National Memorial as per Master Plan for Delhi and Development Control Norms for National Memorial and its approval under Sub-Clause 8(3) of Chapter 17 of MPD – 2021 are under process and will be submitted subsequently.


**RECOMMENDATION**

The proposal in Para 5.0 above is placed before Technical Committee for its deliberation and suitable decision in the matter.

  
Assistant Engineer (C)  
Central Vista Project Division-8  
CPWD

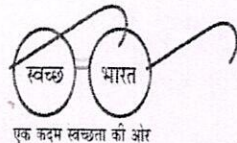
  
Executive Engineer (C)  
Central Vista Project Division-8  
CPWD

  
Superintending Engineer (C)  
Central Vista Project Circle-4  
CPWD

  
Chief Engineer (C)  
Central Vista Project Zone-2  
CPWD



**OFFICE OF THE EXECUTIVE ENGINEER,**  
CIVIL DIVISION-XIV: IRRIGATION & FLOOD CONTROL  
DEPARTMENT: GOVT. OF NCT OF DELHI: L.M. BUND OFFICE  
COMPLEX, SHASTRI NAGAR, DELHI-110031:  
PHONE NO.: 011-21210867-68, Email: ifccdxiv@gmail.com

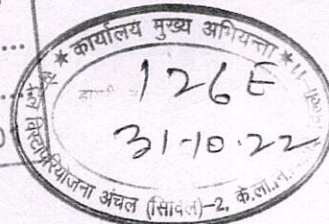
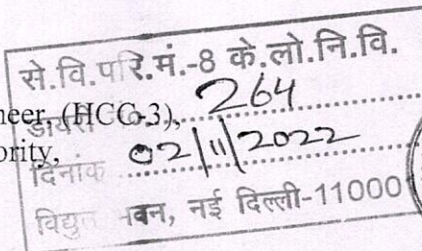


No. E.E.CD-XIV/Flood Plain/2022-23/ 1017

Dated: 28/10/2022

To,

The Superintending Engineer, (HCC-3),  
Delhi Development Authority,  
17<sup>th</sup> Floor, Vikas Minar,  
ITO, New Delhi-110002.



**Sub: Regarding development Control Norms for National Memorial Planned in 'Nav Bharat Udyan – a part of AMRUT Bio-Diversity Park' project to commemorate 75th year of India's Independence at village Indraprastha near Pragati Maidan, New Delhi.**

**Ref.: Additional Comm. (Plg-1) letter No. PLG/MP/0069/2022/F-3/O/o Dy. Director (Plg.) MP and DC/17 dated 08.09.2022.**

Sir,

Kindly refer to your office letter No. F2(2)/Reports/EE(HQ)/HCC-3/22-23/190 dated 19.09.2022 on the above subject, vide which it is requested to identify & verify the 1:25 (1 in 25 years) flood plains (in current scenario) in respect of Nav Bharat Udyan.

In this regard, please find enclosed herewith rectified 5 Nos. A0 size hard copy of Yamuna Flood Plain in respect of Nav Bharat Udyog of NCT of Delhi as received from GSDL for further necessary action. Soft copy PDF maps of Yamuna Flood Plain is also available, if required the same may be collected from this office.

Encl: As above.

S.E. C.V.P.C.-04, C.P.W.D.

Diary No. 72

Date 01/11/2022

Vidyut Bhawan, New Delhi-110001

Yours faithfully,

(SHIV KUMAR)

EXECUTIVE ENGINEER, CD-XIV

No. E.E.CD-XIV/Flood Plain/2022-23/ 1017

Dated: 28/10/2022

Copy for information to:

- ✓ The Chief Engineer, CVPZ (C)- 2, CPWD, Adjacent 9, Sunheri Bagh, New Delhi-110011.
- The Chief Engineer, Zone-I, I&FC Deptt., Govt. of NCT of Delhi, L.M. Bund Office Complex, Shastri Nagar, Delhi.
- The Superintending Engineer, FC-I, &FC Deptt., Govt. of NCT of Delhi, L.M. Bund Office Complex, Shastri Nagar, Delhi.
- Smt. Pallavi Tomar, Geospatial Executive, GSDL in reference to your office letter No. GSDL/Irrigation & Flood Control Dept./2014-15/781 (part-I)/6682-85 dated 27.10.2022.

EXECUTIVE ENGINEER, CD-XIV

CE/CVPZ-2

31/11/22

N-1.5  
54(2)  
1/11/2022  
2/11/2022  
28/10/2022  
NO. 23(2)/SE/CVPZ-04/NIC/23 Dt. 08/11/2022

Copy to  
EE/CVPZ-2  
EC 02/11/22

# Flood Level Map of NCT of Delhi (Model Generated Using Value of Flood Level Observed at River Yamuna for Year 2011) (With Embankments in Place) NavBharat Udyan



## Legend

- ★ Highest Flood Level Observed Locations
- Major Drainage Joining Point
- Embankment
- Underpass
- Storm\_Drains
- Railway Line
- Road
- /// New India Garden
- Flood Level Observed at River Yamuna for Year 2011
- River Bank
- DDA Zone "O" Boundary

1st Edition 2013 Geospatial Delhi Limited Surveyed during 2008-10



1:6,000

For further details about this map, please contact  
Managing Director  
**Geospatial Delhi Limited**  
(A Subsidiary of NCT of Delhi Company)  
3rd Level, C- Wing, Vikas Bhawan-II  
Civil Lines, New Delhi - 110054  
Website: [www.gdl.org.in](http://www.gdl.org.in)

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Map Number : I&FC / 26-10-2022 /4

आयुक्त योजना-II कार्यालय  
डायरी सं. 1330  
दिनांक. 04.11.2022

78

Office of AC (PLG) 3  
Dy. No. 800  
Date. 07/11/2022

recd.  
at 12:13 pm



Government of India  
सेन्ट्रल विस्टा प्रोजेक्ट ज़ोन -2  
Central Vista Project Zone -2  
केन्द्रीय लोक निर्माण विभाग  
Central Public Works Department  
नजदीक 9, सुनहरी बाग, नई दिल्ली- 110011  
Adjacent 9, Sunehari Bagh, New Delhi - 110011  
Email: delce-cvpzc2@cpwd.gov.in

75  
आज़ादी का  
अमृत महोत्सव

संख्या: 23(6)/ CVPZ-2/2021-22/ 214

दिनांक: 25<sup>th</sup> नवम्बर 2022

सेवा में,

The Commissioner (Planning), D.D.A.  
5th Floor, Vikas Minar  
I.P. Estate, New Delhi -110002

विषय : "Nav Bharat Udyan – a part of AMRUT Bio-diversity Park" project at village Indraprasth near Pragati Maidan, New Delhi - **Declaration of the area of the 'Nav Bharat Udyan' project falling outside the 1 in 25 flood plains-** Reg.

Dear Madam,

CPWD had submitted their proposal of 'Nav Bharat Udyan – a part of AMRUT Bio-diversity Park' project for consideration of the 'DDA Technical Committee' on 29.03.2022. Meeting of Technical Committee, DDA was held on 04.04.2022. Observations were made by TC, DDA as under:

- Traffic Study/Traffic Impact Assessment needs to be done for the Project.
- NOC from Irrigation and Flood Control Department, Govt. of Delhi is required that the area of the project is falling outside the 1 in 25 flood plains.
- Approval of the Iconic Structure as National Memorial is required from the Ministry/ concerned agency as per Master Plan for Delhi provisions.
- All the details of the Iconic Structure (National Memorial) to be provided for determining the Development Control Norms for National memorial and approval under Sub-clause 8(3) of Chapter 17 of MPD-2021.

Traffic study carried out and report submitted on 04.10.2022 to DDA.

04/11/2022

AC (PLG) -114

Dir PLG) MP

-2-

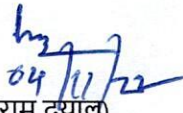
I&FC department had prepared a map of 1 in 25 years return period flood plains from Palla to Jaitpur demarcating the flood plain. A very small portion of Nav Bharat Udyan – specifically the location of proposed Iconic Tower adjoining the railway bund had been shown in the area of 1 in 25 years return period flood plains.

DDA vide their letter dated 19.09.2022 requested I&FC Department, GNCTD for identification of 1:25 flood plain in current scenario in respect of 'Nav Bharat Udyan'. I&FC Department, GNCTD vide their letter dated 28.10.22 got the 1 in 25 map prepared by GSDL in respect of 'Nav Bharat Udyan' project prepared and submitted to DDA for further necessary action. A small portion of Nav Bharat Udyan which was earlier shown in the area of 1 in 25 years return period flood plains is now shown out of the 1:25 flood plains (copy enclosed).

The proposal is submitted for the approval of the Technical Committee.

With Regards,

**Encl:** As above

  
(राम दयाल)  
मुख्य अभियंता

प्रतिलिपि :

1. The SDG (PRND), CPWD, 3<sup>rd</sup> Floor, A-Wing, Nirman Bhawan, New Delhi.
2. The SA, CVP, CPWD, 4th Floor, A-Wing, Nirman Bhawan, New Delhi.
3. The Superintending Engineer, CVPC-04, CPWD, Vidyut Bhawan, New Delhi.
4. The Executive Engineer, CVPD-8, CPWD, Vidyut Bhawan, New Delhi.

मुख्य अभियंता